



Trevarth Villa



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Trevarth, Redruth, Cornwall, TR16 6AE

Falmouth 7 miles - Truro 8 miles - Porthtowan 6.5 miles

A handsome and beautifully presented former Mine Captain's residence set amongst private gardens of just under half an acre with a detached home office/gym.

- Detached Character House
- Large Private Gardens
- Beautifully Presented
- Three/ Four Bedrooms
- Detached Home Office / Gym
- Ample Parking
- Rural Location & Views
- Viewing Recommended
- Freehold
- Council Tax Band D

Guide Price £585,000

THE PROPERTY

Trevarth Villa is a captivating former Mine Captain's residence, steeped in history and believed to date from around 1800. Nestled within nearly half an acre of beautifully tended, level gardens, this distinguished home radiates timeless charm and quiet grandeur. The handsome, southerly façade has been lovingly restored, its mellow exposed granite glowing warmly in the sunlight, a testament to both its Cornish heritage and the care with which it has been brought back to life. Inside, period character blends effortlessly with modern refinement, creating an interior that feels both stylish and deeply welcoming.

Every detail of this remarkable home speaks of craftsmanship and comfort, offering a rare opportunity to own a piece of history perfectly attuned to contemporary family living.

Daily access to Trevarth Villa is via the rear, where a private driveway and pathway create a graceful approach to this characterful home. The front porch opens into a welcoming central hallway, its slate-tiled floor and turning staircase offering an immediate sense of warmth and craftsmanship. To one side of the hall lies the renovated kitchen, a beautifully balanced blend of heritage and modern living. A concealed granite fireplace hints at the home's storied past, while a generous breakfast bar provides the perfect space for relaxed gatherings. A window frames serene views over the garden, and the room flows effortlessly into the main kitchen, fitted with an excellent range of country-style units and traditional tiled splashbacks.

Opposite, the bright and airy dining room exudes charm, with an open-beam ceiling, soft carpeting, and a front-facing window that welcomes the light. Beyond, a quiet study provides an ideal workspace or reading nook, leading into the impressive sitting room, a truly inviting retreat with a vaulted ceiling, feature windows, and French doors that open onto a sunlit patio and pergola, the perfect setting to enjoy the tranquility of the gardens.



Upstairs, the galleried landing leads to four bedrooms, each comfortably carpeted and filled with natural light. Two spacious double bedrooms overlook the front garden, offering far-reaching views across open fields and countryside. Between them lies a smaller, versatile room currently used as a dressing room with fully fitted wardrobes, easily adaptable as a nursery or additional bedroom. A fourth bedroom, with a low, sloping ceiling and rear-facing window, adds to the home's charm and flexibility.

The stylish family bathroom completes the accommodation, featuring a bath with shower over, washbasin, and low-flush WC. All presented with understated elegance and attention to detail.

OUTSIDE

Surrounding Trevarth Villa are beautifully landscaped, level gardens, a tranquil setting enclosed by a blend of traditional stone walls and newly added hit-and-miss wooden fencing that provides both privacy and charm. A private driveway offers ample parking for several vehicles, accompanied by two characterful outbuildings that add to the property's appeal.

To the rear of the house, on a distinctive triangular parcel of land, stands an open-fronted stone building, rich in potential and ideal for a variety of uses. To the east of the main residence lies a substantial detached studio, currently arranged as a generous home office and gym, complemented by an adjoining outdoor entertaining area perfect for gatherings or quiet relaxation. While the main house once benefitted from planning consent for an extension (now lapsed), more recent enhancements include a bespoke wooden outbuilding, thoughtfully equipped with power and lighting, divided into two sections: one serving as a practical utility area, the other as a comfortable dog kennel.

The gardens, extending to around half an acre, are a true highlight of the property. A newly constructed patio and custom-built pergola invite alfresco dining and leisurely afternoons in the sun, while mature and fruit-bearing trees offer shade and seasonal colour. This idyllic outdoor haven is perfect for families and those who relish the outdoors, with direct access to scenic countryside walks and historic mining trails that wind across Carn Marth and beyond.

SERVICES

Mains water, electricity and drainage. Oil fired central heating via radiators. Basic and Superfast broadband are available up to 80 Mbps (Ofcom). O2, Three, Vodafone and EE available (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom).

SITUATION

Enjoying picturesque rural views, Trevarth Villa is nestled in the small hamlet of Trevarth, midway between the villages of Carharrack and Lanner. This delightful residence offers easy access to an extensive network of scenic footpaths and trails and is located within a World Heritage Site. In the 18th and 19th centuries, this area was considered one of the richest districts in the old world due to its tin and copper mining industry.

Situated around 7 miles from both coasts and conveniently accessible to Truro, Falmouth, and the A30, this central location remains highly sought after. The north coast features great sandy surfing beaches, with Porthtowan being the nearest, while the south coast offers the sailing waters of the Carrick Roads at Falmouth and Mylor Yacht Harbour.

The nearby villages provide a range of local amenities, and the Cathedral City of Truro serves as a vibrant shopping centre with many national retailers. Mainline railway stations in Redruth and Truro offer connections to London Paddington.

DIRECTIONS

Trevarth is mid way between Carharrack and Lanner on your left hand side when heading toward Lanner. The property can be identified by a Stags for sale sign.

VIEWING

Strictly by prior appointment with Stags Truro Office.



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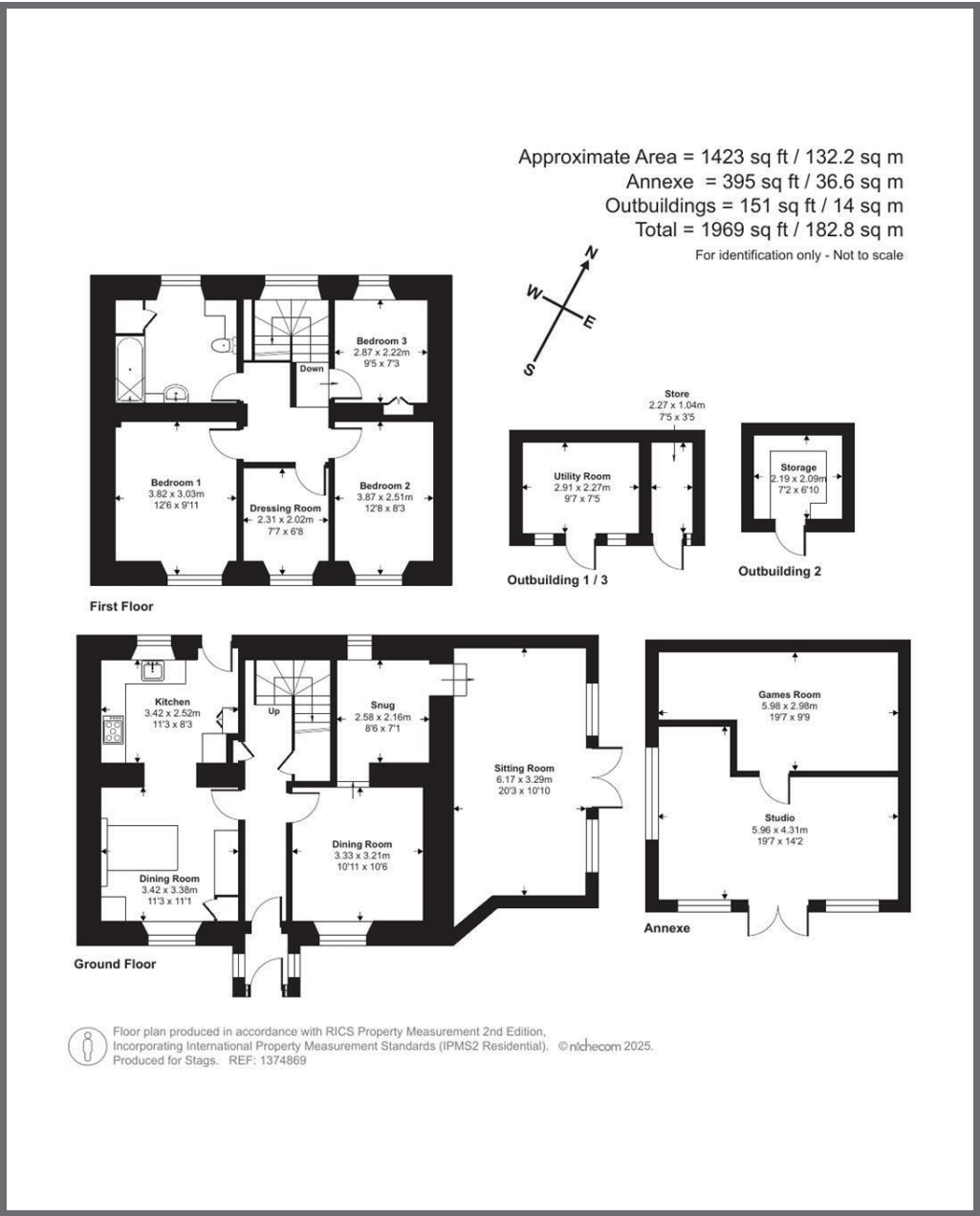


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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