



Trevissome,



Trevissome,

Higher Fraddon, St. Columb, Cornwall TR9 6NQ

Truro 13 miles Padstow 12 miles Newquay 8 miles A30(T)
Junctions 1 mile

A well-presented edge of village residence with two self-contained detached annexes, garage, garden, office and superb recreational room

- Edge of Village
- 2 Self-contained 1 Bedroom Annexes
- Enclosed Garden
- Multiple Car Parking
- Freehold
- 3/4 Bedroom Main Dwelling
- Fine Recreational Building with Bar
- Office
- Much Versatility
- Council Tax Bands A and C

Guide Price £495,000

SITUATION

Trevissome is located on the edge of the village of Higher Fraddon. The villages of Fraddon, Indian Queens and St Columb Road are all close by offering a broad range of local facilities and amenities including supermarkets, post office, doctors' surgery, inns, petrol station, primary schooling and so forth. There is good access to the A30 (T) with two junctions about a mile, as well as shopping at Kingsley Village, including Boots, Next, TKMaxx, Mountain Warehouse and M & S.

BRIEF DESCRIPTION

Trevissome offers to the market a property with a number of assets creating a great deal of versatility and will appeal to parties interested in buying a property with multi-generational living abilities and/or generating an income.

THE MAIN DWELLING

The Entrance Hallway presents an original feature tiled floor and off which there is access to all the main ground floor rooms. There is a front Living Room, a second front Reception Room/Bedroom 4 and two downstairs Bedrooms supported by a Shower Room with walk-in shower, wc and contemporary circular washbasin, as well as a separate wc.

At the rear is a spacious Kitchen and Dining Room which is light and spacious. The Kitchen presents a comprehensive range of Shaker style units with Corian worktops and includes an under-mounted sink with waste disposal unit, integral dishwasher, freestanding American style refrigerator freezer, fan assisted oven and separate oven and grill with five induction rings and extractor hood over, and a complementary island.

From the rear Hall, stairs lead up to a first floor Landing Area providing storage or space small Office Area with door off to Master Bedroom with wide front and rear dormer windows and an En Suite Shower Room with small bath with shower and screen over, wc, suspended washbasin and heated towel rail.



THE TWO DETACHED ANNEXES

These comprise two separate detached buildings – Summer House and Beach House.

Summer House was constructed by the current vendors about 15 years ago and currently offers annexe and holiday letting accommodation ancillary to the main house. The accommodation includes an open-plan Kitchen and Living Room, Bedroom and En Suite Shower Room. The kitchen includes a range of units with stainless steel sink unit, built-in oven and grill with electric hob and extractor hood over, a freestanding refrigerator freezer and also a washing machine. The En Suite Shower Room includes a shower cubicle, wc and pedestal washbasin.

Beach House offers additional annexed accommodation for friends and family and non-paying quests and similarly includes an open-plan Kitchen and Living Room, Bedroom and En Suite Shower Room. The kitchen includes a range of units, stainless steel single drainer sink unit, an integral refrigerator and built-in fan assisted oven and grill with gas hob and extractor hood over. The En Suite includes a shower cubicle, pedestal washbasin, wc, and chrome heated towel radiator.

THE GARAGE AND ADJOINING OFFICE

Outside to the front is a single Garage (currently used as a gym) with electric roller door and side personnel door, adjoining to which is a dedicated Office with power, lighting and natural light.

THE OUTSIDE

To the front is an expansive tarmac parking area for five or more vehicles from which there is an access to the side of the dwelling and rear where the two annexes stand.

Beyond is an enclosed garden laid mainly to lawn, at the end of which is a timber clad Games/Recreational building.

THE GAMES/RECREATIONAL BUILDING

With outside wc, internal bar and plenty of space for games, cinema, TV and so forth, the Games/Recreational Building offers a fine communal point or entertainment hub for family, friends and guests.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water, drainage and electricity connected. Pressurized oil-fired central heating to the main dwelling. Electric radiators to the Summer House. LPG central heating to the Beach House.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: EE and Three variable indoors and 02, EE, Three and Vodafone good outdoors (Ofcom).

DIRECTIONS

Travelling east or westbound on the A30(T), exit at the Highgate Hill Junction. From the roundabout, take the exit towards the Sreech Oel Sanctuary and at the T-junction (mini roundabout), turn left. Pass over the dual carriageway, continue straight over the next mini roundabout and pass the Texaco garage on the right. Just before the next roundabout, turn left towards Higher Fraddon and Trevisson will be seen on the left-hand about 400 yards up the hill. There is a nameplate.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Current

Potential

55

70

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Approximate Area = 1609 sq ft / 149.4 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Annex = 621 sq ft / 57.7 sq m
Outbuildings = 934 sq ft / 86.8 sq m
Total = 3241 sq ft / 222.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1373100