



Laskowski  
&Co



## New Home, East of Pembroath Farm, Trembroath, Stithians, Truro, TR3 7DT

£685,000

A brand new, highly specified, detached, 'A' rated eco home, now nearing completion, constructed by a renowned local developer, providing generously sized 4 double bedroom, 2 bath/shower room accommodation. Situated in quiet rural hamlet, close to the well served village of Stithians, this exceptional new home gives those keen purchasers a rare opportunity to embrace country living, whilst benefiting from desirable and environmentally friendly aspects including solar panelling, air source heating, heat recovery system (cutting typical energy costs by up to 25%), EV charging point and private sewerage treatment plant.

### Key Features

- Brand new detached 'eco home'
- Exceptional specification both internally and externally
- Equidistant to Falmouth, Redruth, and the city of Truro
- Carport and further driveway parking
- 4 double bedrooms with principal en-suite
- Idyllic rural setting with outlook over nearby countryside
- Eco credentials contributing towards 'ultra low' running costs
- Sizeable and enclosed rear garden





## THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

WC

LIVING ROOM

KITCHEN/DINER

UTILITY

PLANT ROOM

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM TWO

FAMILY BATHROOM

BEDROOM THREE

BEDROOM FOUR

THE EXTERIOR

DRIVEWAY AND CARPORT

ENCLOSED REAR GARDEN

## GENERAL INFORMATION

### SERVICES

Mains water and electricity are connected to the property.  
Private drainage by means of a sewer treatment plant.  
Telephone points (subject to supplier's regulations). Air  
source heating, solar panelling and heat recovery system to  
provide ultra low running costs.

### TENURE

Freehold.

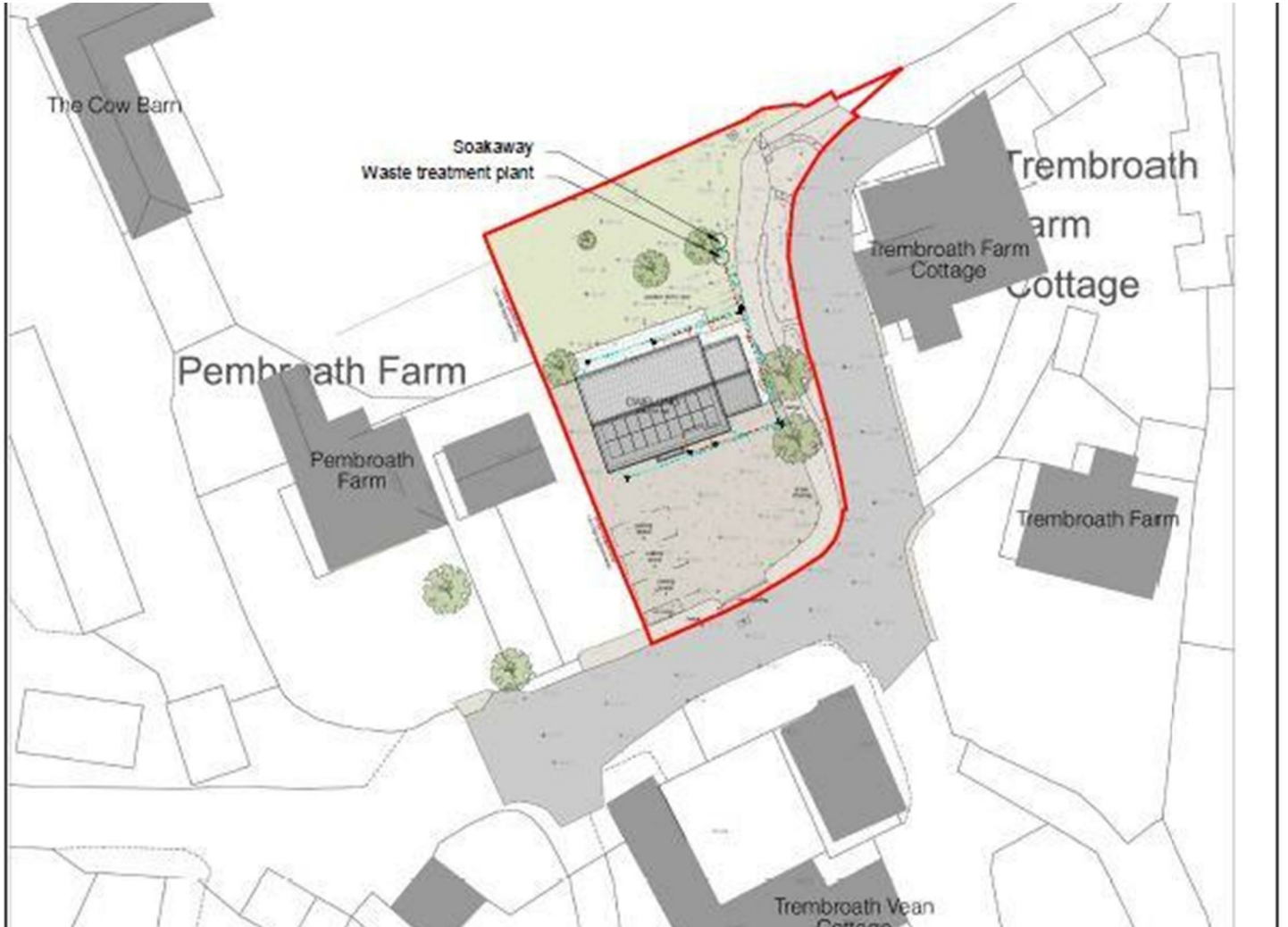
### VIEWING

Strictly by telephone appointment with the vendors' Sole  
Agent - Laskowski & Company, 28 High Street, Falmouth,  
TR11 2AD. Telephone: 01326 318813.

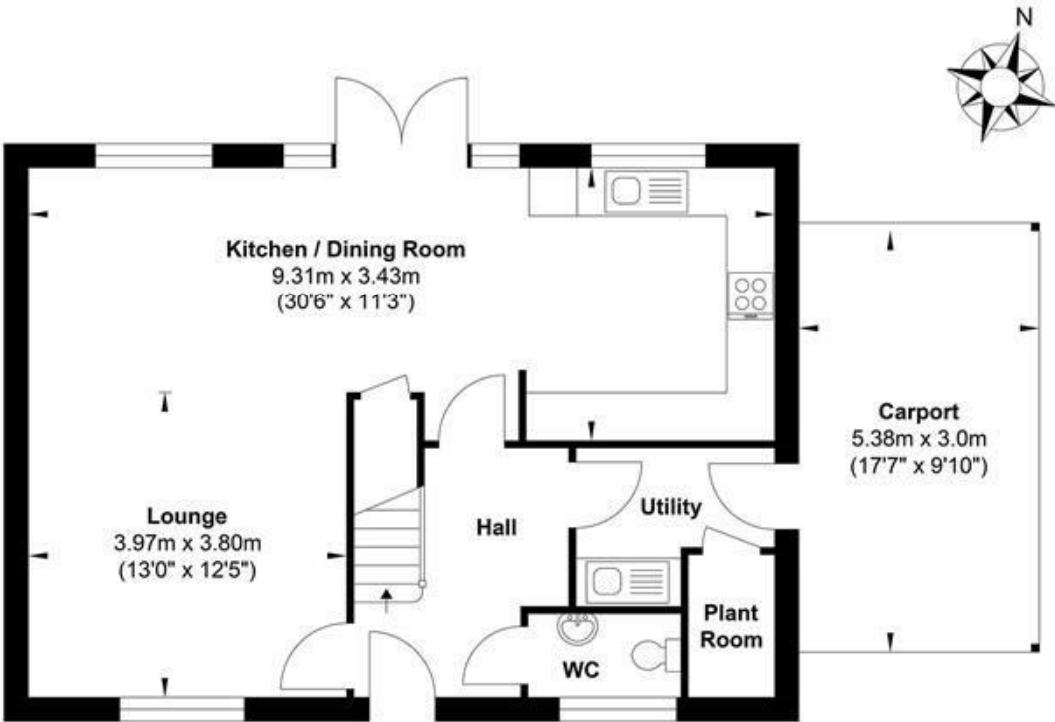
### DIRECTIONAL NOTE

From the A39 Truro to Falmouth road, take the turning onto  
the A993, signposted to Ponsanooth and Redruth. Proceed  
through the village of Ponsanooth in the direction of Redruth.  
and at Pelean Cross, turn left, signposted to Stithians and  
Higher Trewithen. Continue along this road passing the  
Stithians Show Ground on the left-hand side. Take the next  
right-hand turning signposted to Trewithen Moor and  
Burley's Aquatics. Proceed past the right-hand turning to  
Gwennap and Lanner, over the bridge, and then immediately  
right, signposted to Tremboath. Proceed along this pretty  
stream-lined lane for approximately half a mile and turn left to  
Tremboath, immediately in front of Kiddlywink, Tremboath and  
Kettle Cottages. Proceed into the hamlet and the house will  
be found on the right-hand side, opposite Buttercup Farm.

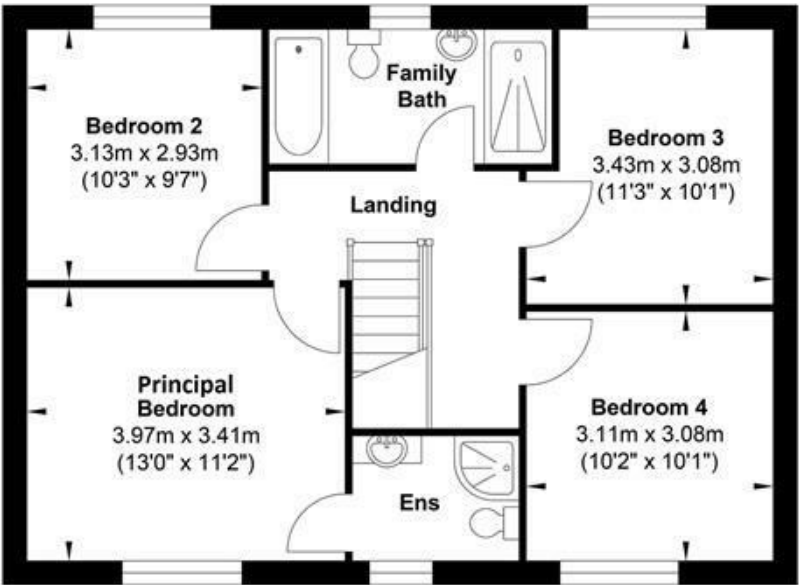




# Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.