



Treffery House,
Ventongimps, Callestick

LODGE & THOMAS
ESTABLISHED 1892

Treffery House, Ventongimps, Callestick, Truro, TR4 9HE

Guide Price - £845,000 Freehold

- Georgian Family Residence
- Grade II Listed
- 4/5 Bedrooms
- Several Outhouses
- Single Storey Barn with Potential (stc)
- Grounds of 1 Acre
- Sold with No Chain

Beautifully presented Grade II Listed Georgian family home in a quiet yet convenient location set part way between Truro city and the north Cornish coast. 4/5 bedroom accommodation together with a single storey stone barn with potential (subject to consent), several outhouses and gardens and grounds of approximately one acre but with scope for the purchase or rental of additional land. Sold with no onward chain.

The Property

Treffery House is a detached Grade II Listed Georgian house with attractive mellow stone facades under a natural slate roof, set on the outskirts of Ventongimps. The house is thought to have originally been thatched and subject to a fire which saw a total restoration in 1895, hence the presence of many Victorian features, and during our client's 25 year ownership the property has been beautifully and sympathetically improved whilst much charm, character and original features have been retained, including working multi-paned wooden sash windows and exposed floorboards as well as many feature fireplaces.





In all the accommodation comprises; entrance porch with tessellated tiled floor, large entrance hallway with slate flooring and fitted with cloak cupboards (one large enough for a w.c., subject to consent), fabulous dual aspect sitting room – some windows fitted with window seats - with office cupboard, second staircase to the first floor and a huge granite fireplace housing a wood burning stove and complete with original clome oven, dining room with ornate fireplace, kitchen with dual fuel Rangemaster cooker included in the sale, and utility room to the ground floor with the first floor offering a landing with stained glass window, 4/5 bedrooms (three of which are doubles) and two bathrooms to the first floor.

Outbuildings

To the side of the house is a single storey stone barn thought to have potential for conversion into a small dwelling/annexe, studio or work from home space (subject to consent) but which is equally suited to providing useful storage and additionally there is a further stone shed at the rear for garden storage, a red-brick former cart house and two small outhouses, all ideal for storing garden and outdoor equipment or with potential for other uses (subject to planning approval).

Gardens & Grounds

A paved patio at the rear offers a lovely space for alfresco dining alongside a pond with waterfall feature. Set beyond and above the patio is a large, level garden (along the boundaries of which a buyer will be required to erect a stock proof fence within 3 months of completion). The whole site extends to one acre or thereabouts, but additional land may be available for sale or for long term rent by negotiation. At the front of the property is parking for several vehicles and access to the side and rear.





EPC E

Council Tax Band F

Services

Mains electricity and oil fired central heating. LPG for Rangemaster (dual fuel) in kitchen. Private drainage (septic tank). Private well water (the well is positioned in land being retained by the vendor) – please note the purchaser will be required to install a private borehole water supply to the property within 12 months of completion but the existing pressure regulating set and infiltration system will remain in situ.

None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the property being offered for sale.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

The property is set in a quiet and rural setting part way between Ventongimps and Callestick, hugely convenient as it is within a short distance of the A30 for easy commuting and yet enjoying the peace and tranquility of a rural idyll, all whilst being within 5 miles of Treliske Hospital and within approximately 6 miles of the north Cornish coast.

Truro is within 6 miles and offers a wide range of every day amenities and facilities including a railway link to London (Paddington).

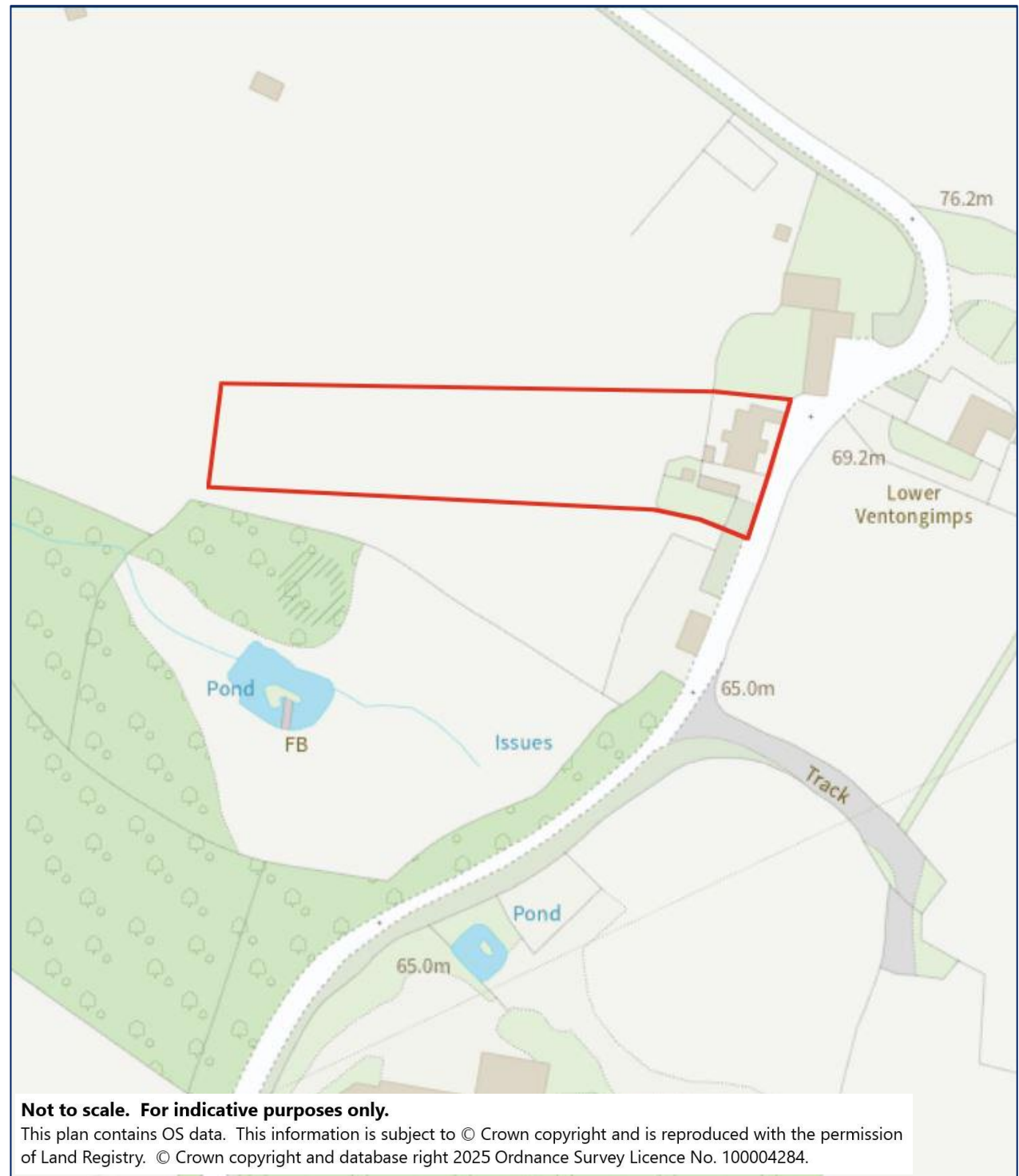
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Truro city proceed in a northerly direction along the B3284 out of the city and continue through Shortlanesend and Allet. After leaving Allet and at the roundabout exit right towards Perranporth, continue over the flyover and exit right again at the next roundabout to proceed along the B3288. Continue along this road for a little over half a mile before turning left (signposted Ventongimps). Continue for another half a mile before Treffery House will be found on the left hand side identified by a Lodge & Thomas for sale board.

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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