



Trenance House Nancegollan, TR13 0AR

£650,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Trenance House

- FANTASTIC RANGE OF ACCOMMODATION
- SPACIOUS, OPEN-PLAN KITCHEN/BREAKFAST LIVING ROOM
- COSY LOG BURNER
- BEAUTIFULLY APPOINTED SEPARATE GUEST ANNEXE
- THREE GENEROUSLY SIZED DOUBLE BEDROOMS
- WELL MAINTAINED AND MATURE GARDENS
- GENEROUS OFF-ROAD PARKING AREA AND A USEFUL GARAGE/WORKSHOP
- FREEHOLD
- COUNCIL TAX D
- EPC G12



This charming property offers a fantastic range of accommodation, providing a warm and welcoming atmosphere throughout. At the heart of the home is a spacious, open-plan kitchen/breakfast living room, complete with an Aga, making it a perfect space for both family living and entertaining. The dual-aspect sitting room, with its cosy log burner, offers a relaxing retreat, while the scullery, pantry, and practical utility/boot room provide ample storage and functionality.

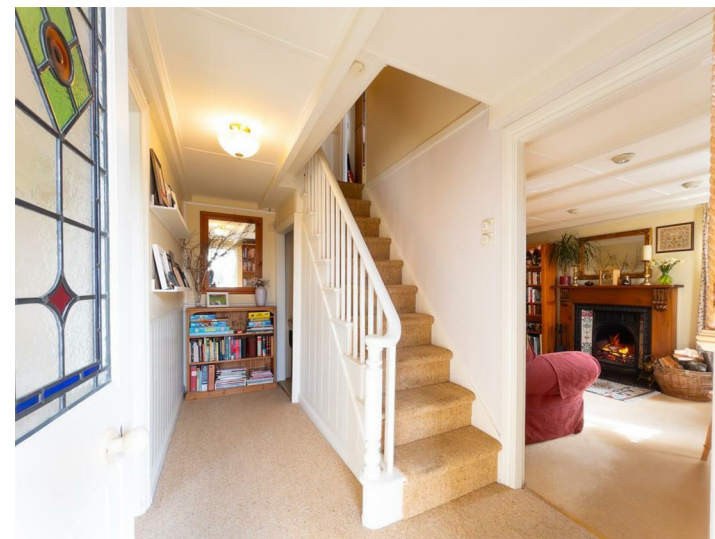
For those seeking to accommodate a dependent relative, guests, or even looking for an additional income stream, the beautifully appointed separate guest annexe offers a versatile space, ensuring privacy and comfort and would also offer scope for those looking to work from home.

On the first floor, you'll find three generously sized double bedrooms, each with a peaceful rural outlook. A family bathroom and separate WC complete the upstairs accommodation, offering convenience and ample space for the entire household.

Outside, the well-maintained and mature gardens truly shine, with a variety of areas to enjoy. Established beds and borders, along with a dedicated produce garden area, create a lovely outdoor oasis. There's also a generous off-road parking area and a useful garage/workshop, perfect for all your storage and project needs.

This property offers a perfect blend of comfortable family living, practical spaces, and beautiful outdoor areas, making it an ideal home for a variety of lifestyles. Enjoying a convenient location offering good access to the surrounding countryside as well as the nearby coast in addition to major towns and the A30 a viewing is needed to fully appreciate the quality, scope and flexibility of this lovely home.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)





FRONT PORCH

With windows to both sides and a decorative leaded light stained glass door to;

HALLWAY

With stairs rising to the first floor and doors to both the sitting room and kitchen/breakfast room.

SITTING ROOM 13'4" x 10'6" (4.06m x 3.20m)

A wonderfully cosy dual aspect room with sash window to front and to the side. Gabarron wall mounted electric radiator and open fire set in decorative surround with stone hearth. A perfect space to cosy up and relax in front of the fire after a busy day.

KITCHEN/BREAKFAST/LIVING ROOM 23'3" x 14'1" (maximum overall measurements) (7.09m x 4.29m (maximum overall measurements))

A lovely spacious, yet warm and welcoming area, perfect for relaxing and informal dining and family gatherings.

KITCHEN AREA 39' x 10' (11.89m x 3.05m)

With hard flooring, oil fired Aga, base units with work surface over and tiled splash back. Sash window to side. Door to scullery and opening to inner hallway and door to side porch. Open plan to;

BREAKFAST/LIVING AREA 12'4" x 10'9" (3.76m x 3.28m)

With sash window to the front and a log burner set in a stone hearth and surround and door to hallway.

SIDE PORCH 6'9" x 5'6" (2.06m x 1.68m)

An attractive and practical porch accessing the kitchen area, with stone tiled floor, window to front and rear.

SCULLERY 9'4" x 9'3" (2.84m x 2.82m)

With stone floor offering an array of storage, including open shelved storage and base units with work surfaces over and stainless steel sink and drainer with mixer tap. Window to rear overlooking the garden.

INNER HALLWAY

With attractive stone flooring, door to cloakroom and utility room.

CLOAKROOM 5'4" x 2'7" (1.63m x 0.79m)

With stone flooring, low level w.c., wall mounted wash hand basin and obscured window to rear.

PANTRY 9'5" x 7'5" (2.87m x 2.26m)

Functioning as an extension of the kitchen, this useful room offers base and wall units with worksurfaces over. Space and point for a full height fridge and space and point for a full height freezer. With door to;

UTILITY/BOOT ROOM

UTILITY AREA 14'2" x 5'2" (4.32m x 1.57m)

A fantastic practical area with base and wall units topped with beautiful granite worktops, a butler sink. Space and plumbing for washing machine and space and plumbing for dishwasher. With UPVC stable door to garden and open plan to;

BOOT ROOM AREA 10'2" x 5'1" (3.10m x 1.55m)

A useful space for storing coats and shoes and offering additional built-in storage and a connecting door to the guest annexe bedroom,

GUEST ANNEXE

Door to entrance vestibule, with door to bedroom, window to side and access to study.

GUEST BEDROOM 13'7" x 9'9" (4.14m x 2.97m)

A beautifully appointed room with window to front and two velux style windows, wall mounted Gabarron electric heater. With plenty of space for guests to both sleep and relax. Connecting door to main house and door to;





EN-SUITE SHOWER ROOM 6'3" x 5'9" (1.91m x 1.75m)

With a generous walk-in shower featuring a tiled surround and chrome effect domestic hot water shower with drench head and hand held wand. Low level concealed cistern w.c. and stylish contemporary wash hand basin in vanity unit with mixer tap, Wall mounted LED lit mirror and chrome effect heated towel rail, Velux style window.

STUDY/HOBBIES ROOM 7'6" x 5'9" (2.29m x 1.75m)

A versatile room, utilised by the present vendor as a sewing room or as a luggage/dressing room for guests. With useful worksurface and window to front. Please be aware that there is restricted head height in the doorway to this room.

FIRST FLOOR LANDING

With doors to various rooms and airing cupboard.

BEDROOM ONE 14'4" x 9'8" (4.37m x 2.95m)

With sash window to front offering an open rural outlook, Gabarron wall mounted electric heater and built-in wardrobe.

BEDROOM TWO 10'7" x 13'3" (3.26m x 4.04m)

A dual aspect room with sash windows to front and to side, both offering a rural outlook and wall mounted Gabarron electric heater.

BEDROOM THREE 13'1" x 10'8" (3.99m x 3.25m)

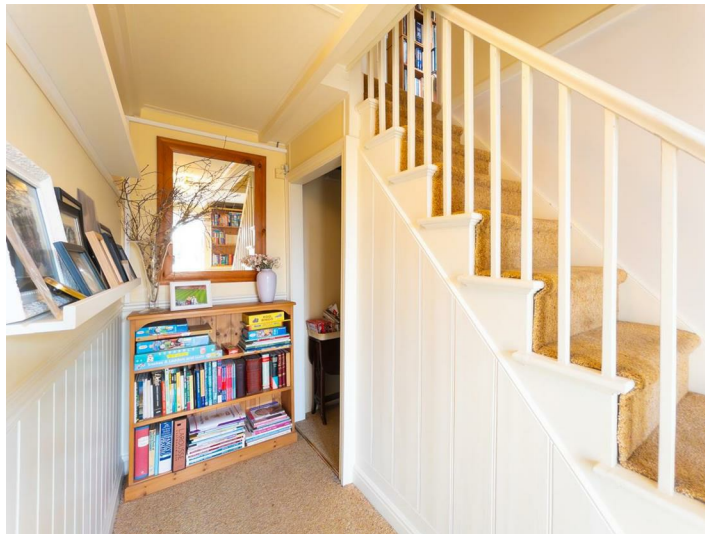
With sash window to side, overlooking the adjacent field and wall mounted Gabarron electric heater.

BATHROOM 7'9" x 6'4" (2.36m x 1.93m)

Having bath with tiled surround and mixer tap with wall mounted Myra Sport electric shower over, pedestal wash hand basin, chrome effect heated towel rail, useful storage cupboard, obscured sash window to side.

SEPARATE W.C. 6'5" x 3'1" (1.96m x 0.94m)

With low level w.c. and window to rear.



OUTSIDE

The gardens are a real feature of the property, being beautifully maintained by the current owners. They are well stocked and offer a variety of areas in which to sit and relax and endless scope for keen gardeners. Arrive via the gate which leads to a gravel parking area offering parking for multiple vehicles and leading to the garage/workshop.

Meander through the gravel paths, among beds stocked with mature shrubs and a variety of flowers, with raised planters, perfect for produce. Mature hedging offers privacy and there is a lawned area with a mature bay and fruit trees and a granite standing stone. A covered seating area provides for shade and shelter. The produce garden features raised beds and a greenhouse and potting area, with adjacent patio with useful tap and external power sockets. Continue past the side of the property, passing the side porch where there are further established beds which are filled with mature planting. There is also a pond and another pretty seating area as well as a useful wood shed.

To the front of the property, the gardens are designed to be low maintenance and attractive with gravel areas with a path leading to the front door and beds and borders stocked with mature shrubs and flowers.

GARAGE/WORKSHOP 19'8" x 13'8" (5.99m x 4.17m)

With power and light. Three substantial compost bins are located to the side of the garage.

WOODSHED 6'1" x 5'8" (1.85m x 1.73m)

Providing storage for logs and also for recycling with power and light.









DIRECTIONS

From Helston take the A394 Penzance road. At the top of the hill you will come to the Chris Nicholls' garage at the Sithney Common junction, turn right on to the B3302, which is signposted Hayle and St. Ives. Follow this road for approximately one and a half miles and turn right on to the B3303, which is sign posted Camborne. Follow this road passing the school on your left, proceed along this road, passing through Crowntown, shortly after Crowntown you will see the property on your left hand side.

SERVICES

Mains electricity and water, private drainage. Oil fired Aga.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX

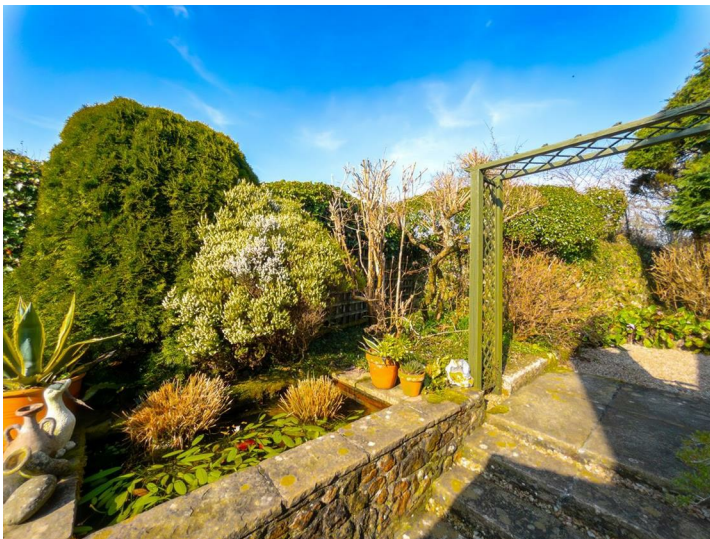
Council Tax Band D

ANTI-MONEY LAUNDERING

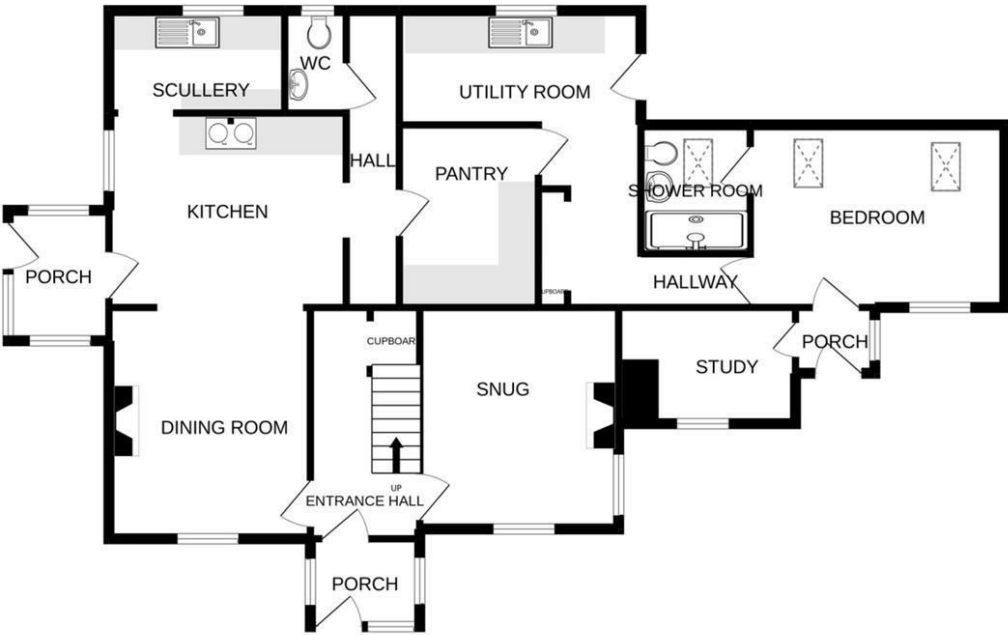
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

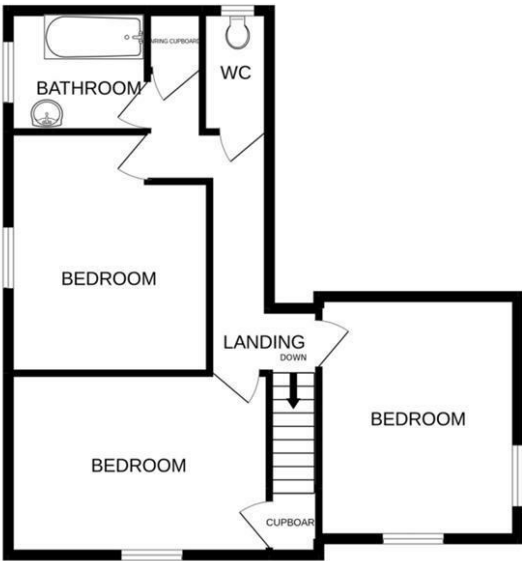
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



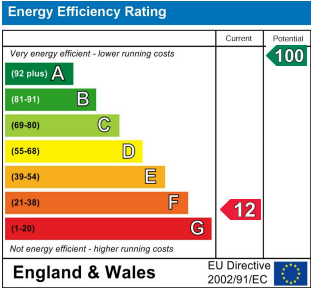
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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