



Trewithen 7 Forth Veian, Godolphin Cross, TR13 9RH

£550,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Trewithen 7 Forth Vean

- LUXURIOUS, VERSATILE RESIDENCE IN SEMI-RURAL SETTING
- FOUR BEDROOMS, LUXURIOUS BATHROOM AND WET ROOM
- FABULOUS OUTDOOR SPACE INCLUDING A BAR/KITCHEN AREA
- ENTERTAINMENT DEN/HOME OFFICE
- GARAGE & PARKING
- SOUGHT AFTER VILLAGE LOCATION
- COUNCIL TAX BAND E
- FREEHOLD
- EPC - E42



This stunning home is a luxurious, stylish, and versatile residence, with a real 'wow' factor, each detail thoughtfully considered and beautifully finished to create a home that is practical and impressive.

With an emphasis on sociable living, this property is ideal for families, professionals, or anyone who loves to entertain.

The stunning kitchen is complete with a full suite of quality appliances. A large central island with an integrated hob and seating area makes it a perfect space for casual dining and gathering. Double doors open onto the rear garden, blending indoor and outdoor living.

The lounge is a stylish double aspect space with herringbone-laid flooring, and double doors to the garden. A luxurious wet room features large-format marble-effect tiles and a contemporary drench-head shower.

There are four double bedrooms, one currently arranged as a dressing room/office, with bespoke fitted storage and a vanity/desk area. The family bathroom is impressive, offering a freestanding bath and designer tiling for a spa-like experience.

Externally, the property continues to impress. The enclosed front garden is a beautiful space with a porcelain tiled patio with glazed balustrades and a level lawn. There is a driveway and a garage currently used as a workshop.

To the rear, the low-maintenance garden offers a secluded and stylish space with a tranquil backdrop of trees. A fantastic outdoor bar/kitchen area and games room, makes it ideal for summer parties. A large utility room with wine fridge adds further practicality. There is even a brilliant den currently set up as a children's hangout, games room or home office, complete with radiator for year-round comfort.

Set in a picturesque semi-rural village with easy access to the surrounding countryside and both the north and south Cornish coasts, this is a truly exceptional bungalow offering a unique blend of luxury, flexibility and lifestyle appeal; perfect for families, professionals, or active retirees.







## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Double doors to entrance area.

### ENTRANCE AREA

With glazed window to side, door to wet room and step up to kitchen/breakfast room.

### WET ROOM 6'5" max reducing to 4'5" min x 5'3" (1.96m max reducing to 1.35m min x 1.60m)

A beautifully appointed wet room with stunning marble effect large form tiles to floor and walls. Chrome effect Mira Opero domestic hot water shower with drench head and hand held wand. Low level concealed cistern W.C., washbasin in vanity unit with drawers below and window to side.

### KITCHEN/BREAKFAST ROOM 27'5" x 9'6" (8.36m x 2.90m)

With neutral porcelain floor tiles. A stunning room fitted with a comprehensive range of shaker style units in Chilcomb Reed green, with a large island unit finished with classic stone worktops, Belfast sink and integrated drainer. Integrated appliances include a bank of eye level Neff ovens comprising two ovens with pyrolytic cleaning function, combination microwave and warming drawer. There is also a full height fridge and freezer, fully sized dishwasher, wine fridge and an integrated refuse centre. The island unit is a lovely feature with deep pan drawers and further additional storage, ceramic hob with downdraft extractor and breakfast bar seating to either side. Vertical radiator with feature exposed copper piping, cupboard housing the solar panels' battery back up, door to lounge and inner hallway. Double doors to rear garden.

### LOUNGE 28'4" x 10'9" (8.64m x 3.28m)

A stylish dual aspect room with herringbone laid engineered oak flooring, window to front offering rural views across surrounding properties and double doors to rear garden. Two vertical radiators with feature copper piping.

### INNER HALLWAY

With herringbone laid flooring, cupboard housing the Worcester boiler. Additional cupboard with shelving. Loft hatch and doors to various rooms.

### BEDROOM ONE 12'7" x 9'9" (3.84m x 2.97m)

With fitted carpet. Window to rear overlooking the garden, vertical radiator with feature exposed copper piping.



**BEDROOM TWO 9'9" x 9'8" (2.97m x 2.95m )**

With fitted carpet, window to rear overlooking the garden. Vertical radiator with exposed copper piping.

**BEDROOM THREE 9'8" x 8'7" (2.95m x 2.62m )**

With fitted carpet, window to front offering rural views across surrounding property and traditional style radiator with feature copper piping.

**BEDROOM FOUR 9'6" max into cupboard depth x 8'7" max (2.90m max into cupboard depth x 2.62m max)**

This room is used by the present vendors as a dressing room/study. Fitted with built-in wardrobes and cupboards. Desk/vanity area. With window to front offering rural views across surrounding properties, vertical radiator with feature exposed copper piping.

**FAMILY BATHROOM 8'2" x 6'6" (2.49m x 1.98m )**

A luxurious room, perfect to unwind at the end of a busy day. Luxuriate in the freestanding bath with telephone style central mixer tap and hand held shower attachment, low level W.C. and pedestal wash handbasin. Tiled to half height in green toned tiles, chrome effect ladder style radiator and frosted window to side. Tiled floor.

**OUTSIDE**

Enter via a pair of timber gates and park on the tarmac driveway offering parking for several vehicles and leading to the garage.

**GARAGE 11'3" x 8'3" (3.43m x 2.51m)**

With remote roller door currently used as a workshop/storage area with useful slate top workbench and multiple power sockets. Door to den.

**DEN 9'8" x 8'2" (2.95m x 2.49m)**

A fabulous versatile room, perfect as a den or games room or possibly as home office. With a practical porcelain tiled floor and a traditional style radiator with exposed copper piping and door to utility room.

**UTILITY ROOM 10'1" x 9'8" (3.07m x 2.95m)**

A practical space with porcelain tiled floor, space and plumbing for two washing machines and space and point for condenser tumble dryer. Storage cupboard and drawers, wine fridge with worktops over. Belfast style sink and frosted window to rear. Radiator with exposed copper piping. Double doors to rear garden.







#### FRONT GARDEN

A beautiful space fully enclosed and offering an excellent degree of privacy with a large patio finished in grey porcelain tiles. Glazed balustrade and steps down to the lovely expanse of lawn and garden with integrated seating. There is also a useful tap and external power sockets. The large patio is the perfect spot to relax and enjoy the views

#### SERVICES

Mains electricity and water. Private drainage. LPG central heating. Central heating controlled via Smart system. Owned solar panels with battery back-up.

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

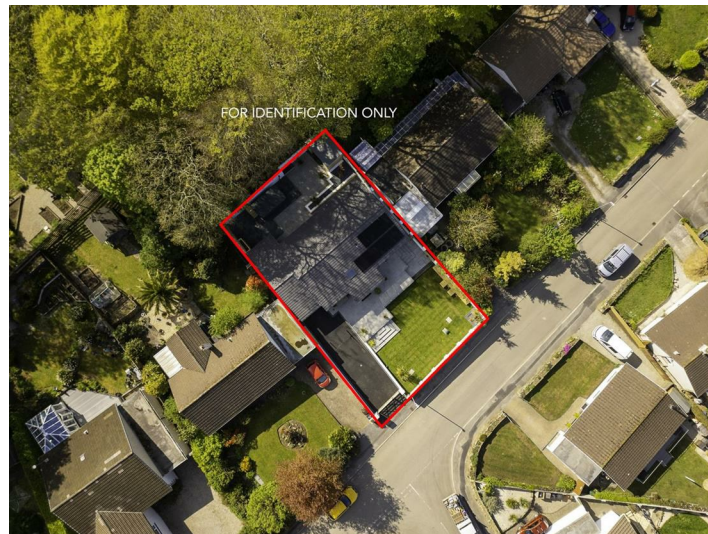
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### DIRECTIONS

Upon entering Godolphin Cross from the Carleen/Sithney road turn left at the crossroads in the village signposted to Trescowe/Ashton. Continue up the hill and take the first left hand turning into Forth Vean where the property can be found on a short distance along on the right hand side, and will be identifiable by our For Sale board.

#### VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.



#### 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.

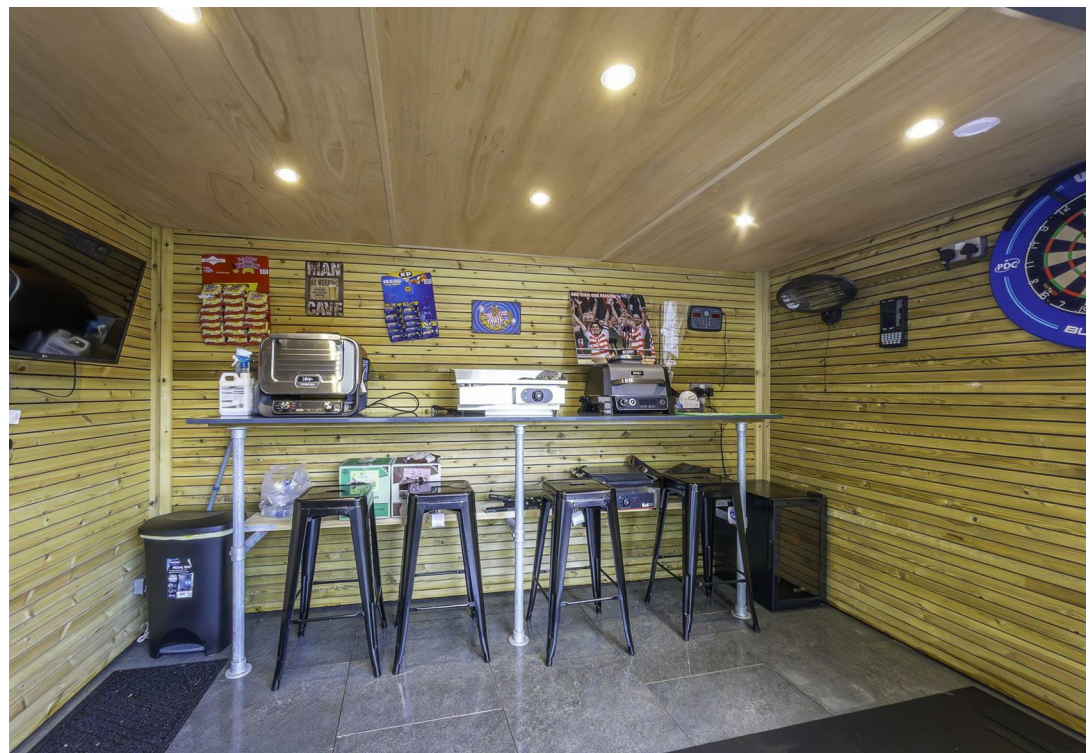
#### DATE DETAILS PREPARED

6th May, 2025











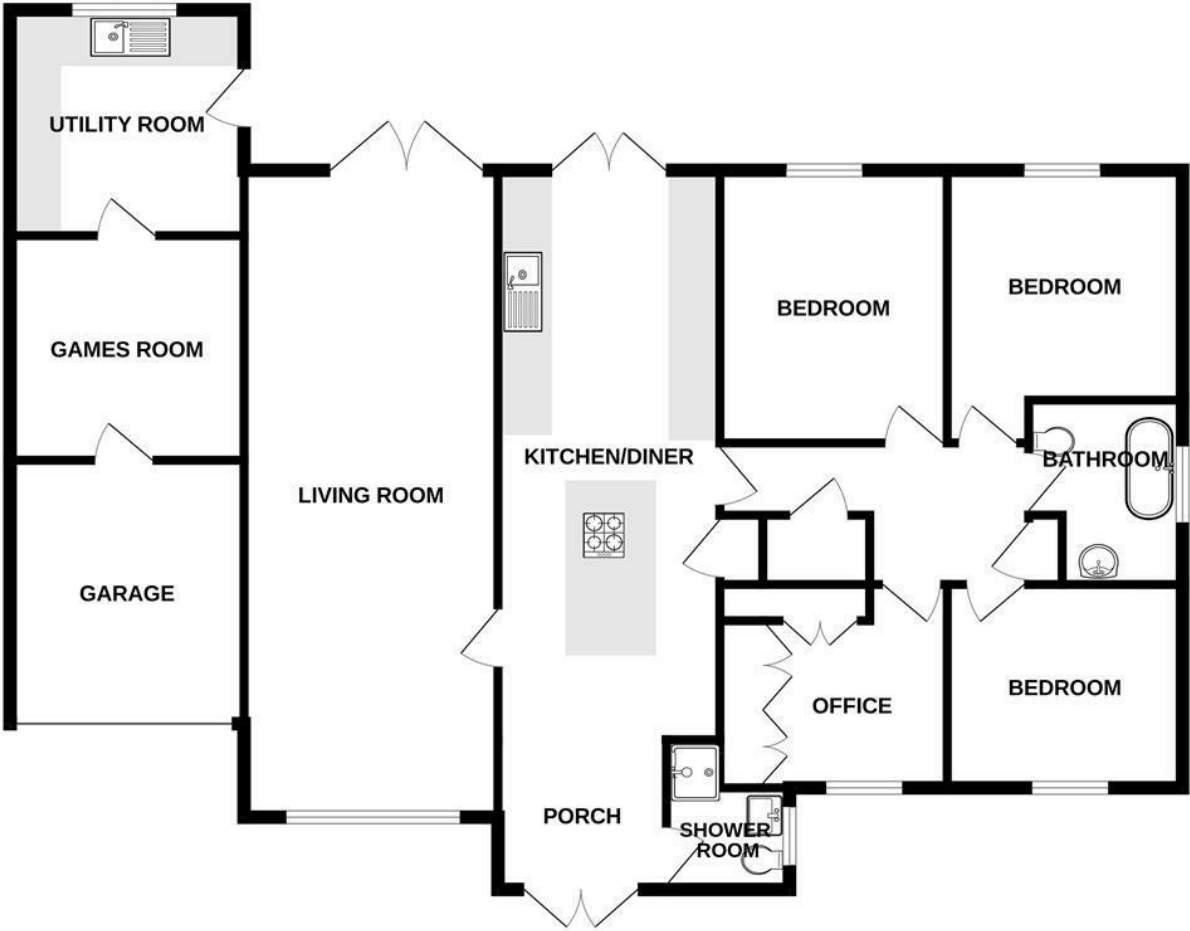








GROUND FLOOR  
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 sq.m.) approx.

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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 42      | 65                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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