



## Trendreath House

Lelant

 Millerson  
*Select*

Asking Price £850,000

# Trendreath House

## Lelant

- GRADE II LISTED
- STYLISH HOME
- 4 BEDROOMS
- 3 BATHROOM
- 2 RECEPTION ROOMS
- STUNNING KITCHEN DINNING ROOM
- GARDEN
- DRIVEWAY PARKING
- VIEWING ADVISED
- EPC - F29

A stunning home that has been refurbished throughout offering stylish contemporary living to the highest of orders. Offering 2 reception rooms and a fabulous large kitchen dining room. There are 4 bedrooms and 3 bathrooms(master enuite). Large patio sun terrace and lawn garden. Ample driveway parking







## The Property and Location

Located within the heart of Lelant offering easy access onto the A30, St Ives and the SSI nature reserve of The Saltings. Trendreath is an historic period home. The owners have created a truly sumptuous property with fine original features balanced with tasteful and chic modernisation. From the moment you enter through the front door with its flagstone floor and period wall panelling, As you enter the home you are aware of the great care and detail that has been lavished onto this house. Lelant is a historic village with a number of the houses dating back to the 15th century. The village offers two local pubs and the highly regarded eatery The Forge. The county championship golf course is only a short drive from the property as is the stunning golden sandy beach of Porthkiddy.

The home offers two reception rooms and the fabulous kitchen dining room is a real feature. There are 4 bedrooms and 3 bathrooms (master ensuite). With access from the kitchen leading out onto a large sun terrace which creates the ideal Alfresco dining area which then leads down onto the lawn garden. Gated driveway parking for up to 4 to 5 cars. This historic home is one that must be viewed.

## Entrance

Front door with ornate Fish door knocker and central door knob opening into:

## Reception Hall

Delabole slate flagstone floor with period wall panelling. Radiator. Turning stairs rising to the first floor landing with handrail and spindles below. Ornate decorative arch and cornicing. Doors opening into:

## Drawing Room/Snug

11'10 x 11'01 (3.61m x 3.38m)

Delabole flagstone slate flooring. Radiator. Sash window to the south facing front aspect with a window seat below and window shutters to side. Ornamental fireplace with granite lintel above.

## Living Room

20'06 x 9'07 (6.25m x 2.92m)

Delabole slate flooring. 2 x radiators. Double aspect sash windows to rear a south facing front aspect with a window seat below and window shutters to side. Slate hearth. Storage cupboard with recessed display shelving above. Further recessed shelving. Door opening into a large storage room with double aspect windows to the front and rear aspect.

## Shower Room

Delabole slate flooring. Large walk in shower with glazed screen to side and a rainfall shower above with a separate shower hand attachment. Dual flush low level W/c with a concealed cistern. Feature stone sink with a mixer tap above set onto a stand. Obscure sash window to rear. High level obscure glazed window to rear. Ladder towel rail. Extractor fan.

## Kitchen Dining Room

23'02 x 20'08 (7.06m x 6.30m)

This fabulous and stunning room offers Delabole flagstone slate flooring throughout and high vaulted ceilings with exposed beams. Within the dining area is an original Inglenook fireplace and patio doors with window to side opening onto the front garden. Base level units and drawers and breakfast bar area with a high polished worktop above. Eye level oven. Within the units are a dishwasher and washing machine. The kitchen area consists of a number of base level units



incorporating a wine cooler and offering high polished worksurfaces above . Integrated double sink with a Swan neck mixer tap above and carved draining area to side. Electric 3 oven Aga with additional induction hob to side. Glazed window to the rear aspect and a stable type door opening onto the rear. Glazed patio doors opening onto the Sun terrace/ Alfresco dining area. Feature exposed stone wall.

Returning to the reception hall are turning stairs rising to a half landing with a multi pane sash window to the side and stairs rising up to:

### **Landing**

Doors opening into:

### **Shower Room**

Tiled flooring. Large walk in shower with a glazed screen to the side and rainfall shower above with a separate shower hand attachment. Dual flush low level W/c with a concealed cistern. Gessi bowl sink set onto a unit with shelving below. Multi pane window to the rear aspect with a window seat below. Extractor fan.

### **Master Bedroom**

12'10 x 8'08 (3.91m x 2.64m)

With steps down from the landing area. Radiator. Double aspect windows to the front and rear aspect. Part bonnet ceiling. Wardrobe area offering hanging space and shelving. Door into:

### **En Suite**

Wall hung dual flush low level W/c with a concealed cistern. Vanity basin set onto a unit with shelving below. Shower with sliding glazed doors with a rainfall shower above and tiled splashbacks and surrounds. Extractor fan.

### **Bedroom**

11'11 x 9'09 (3.63m x 2.97m)

Radiator. Multi pane window to the front aspect.

### **Bedroom**

13'06 9'10 (4.11m 3.00m)

Exposed floorboards. Radiator. Multi pane window to the front aspect. Free standing bath with antique mixer tap above incorporating a separate shower hand attachment.

### **Bedroom**

10'09 x 10'04 (3.28m x 3.15m )

Radiator. Multi pane window to the rear aspect.

### **Outside**

The property is accessed via a gated entrance which opens into the gravelled driveway parking area which creates parking for up to 4 to 5 cars. From the driveway is an opening with gravelled path leading through to the lawn garden which is bordered by fencing and Granite stone walling along with mature hedging, plants and trees. The gravelled path also gives access to the raised sun terrace which creates the ideal sunbathing area or Alfresco dining area. There is an outside tap and outside shower.

### **Agent Note**

The property is currently run as a holiday let by Cottage Boutique 01736 796100 and the Millerson would like to thank Cottage Boutique for supplying the photos. The property can be found on the Cottage Boutique website at <https://www.cornwall-cottage-boutique.co.uk/cottages/trendreath/>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>29</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING PLEASE  
CONTACT  
St Ives Sales Office  
01736 798833  
st.ives@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property. Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. All rights reserved. License number 10011628

www.millerson.com





[www.millerson.com](http://www.millerson.com)

 **Millerson**  
*Select*

