



# TREVORVA FARMHOUSE

PROBUS, TRURO,  
TR2 4HN

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# TREVORVA FARMHOUSE

PROBUS TRURO

TR2 4HN

SEMI DETACHED PERIOD HOUSE

An interesting and imposing house full of character with many period features including a beautiful hallway and staircase as well as an impressive lounge.

Four double bedrooms, master en-suite and a luxurious bathroom.

South facing front gardens with a patio and a rear courtyard garden with a small outbuilding.

Parking for 3/4 cars.



GUIDE PRICE £485,000

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PHILIP MARTIN

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## GENERAL COMMENTS

Trevorva Farmhouse offers an incredible opportunity to purchase a period property in a pleasant and convenient location midway between Truro and St Austell as well as the sought after villages of Tregony and Probus, both offering excellent daily amenities. The situation is very pleasant, the original farmstead was divided many years ago with the range of barns converted in 2006. The neighbouring semi detached property has recently been sold and is due to be renovated.

## THE PROPERTY

Since our clients ownership the property has been updated and refurbished throughout. The farmhouse is a substantial house with some delightful period features which include a very wide entrance hall with tiled floor, turning staircase and skylight over. There is a splendid front reception room with high ceilings, open fireplace, cornice and window shutters. Furthermore to the ground floor there is a dining room again with an open fireplace, kitchen, utility and w.c.

The first floor offers four double bedrooms, the master with an en-suite and there is also a family bathroom.

## PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

## TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

In greater detail the accommodation comprises (all measurements are approximate):

## PORCH

## HALLWAY

8.49m x 2.58m (27'10" x 8'5")

An impressive entrance hall, with a winding staircase to the first floor. Doors off to lounge and inner hall.



## LOUNGE

4.50m x 6.19 (14'9" x 20'3")

Two UPVC double glazed windows to front aspect. Open fire. Radiator.

## INNER HALL

Doors off to Dining room, utility room and WC. Good sized under stairs storage cupboard.

## DINING ROOM

4.56m x 5.06m (14'11" x 16'7")

Radiator. Two UPVC double glazed windows to side aspect. Obscure glazed window into inner hall. Open fire. Open doorway into the kitchen.

## KITCHEN

2.47m x 5.22m (8'1" x 17'1")

Range of wall and base units with self closing drawers incorporating a breakfast bar. Two UPVC windows to rear aspect, one to side aspect. One and a half bowl sink unit. Space for range cooker. Radiator.

## UTILITY

2.47m x 2.90m (8'1" x 9'6")

Stable door to rear yard. UPVC double glazed window to rear. Wall and base units. Electric wall heater. Door to:-

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#### W.C.

Radiator. Low level WC. Pedestal wash hand basin.

#### FIRST FLOOR

Coloured glass skylight above the half landing.

#### MASTER BEDROOM

4.55m x 5.45m (14'11" x 17'10")

Two sash windows to front aspect. Radiator. Built in wardrobes. Doors to en-suite

#### EN-SUITE

2.11m x 2.08m (6'11" x 6'9")

Suite consisting of corner shower unit, wash hand basin, low level WC. Radiator.

#### BEDROOM 3

3.40m x 3.33m (11'1" x 10'11")

Sash window to the front aspect. Radiator.

#### INNER HALL

#### BEDROOM 2

4.41m x 4.60m (14'5" x 15'1")

UPVC double glazed window. Radiator. Wash hand basin.

#### BEDROOM 4

2.66m x 5.32m (8'8" x 17'5")

Window to side.

#### BATHROOM

3.17m x 3.06m (10'4" x 10'0")

L-shaped. UPVC window. Radiator. Roll top bath, wash hand basin. Low level WC. and walk in double shower.

#### OUTSIDE

To the front of the garden there is a good sized lawned area surrounded by trees and hedging. There is parking to the front and side of the house. To the rear of the property there is an enclosed yard. Steps give access to the oil tank. There is a good sized block storage shed 13'4" x 10'9".

#### SERVICES

Mains electricity. Oil fired central heating. Private, shared septic tank with the barns.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

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#### COUNCIL TAX

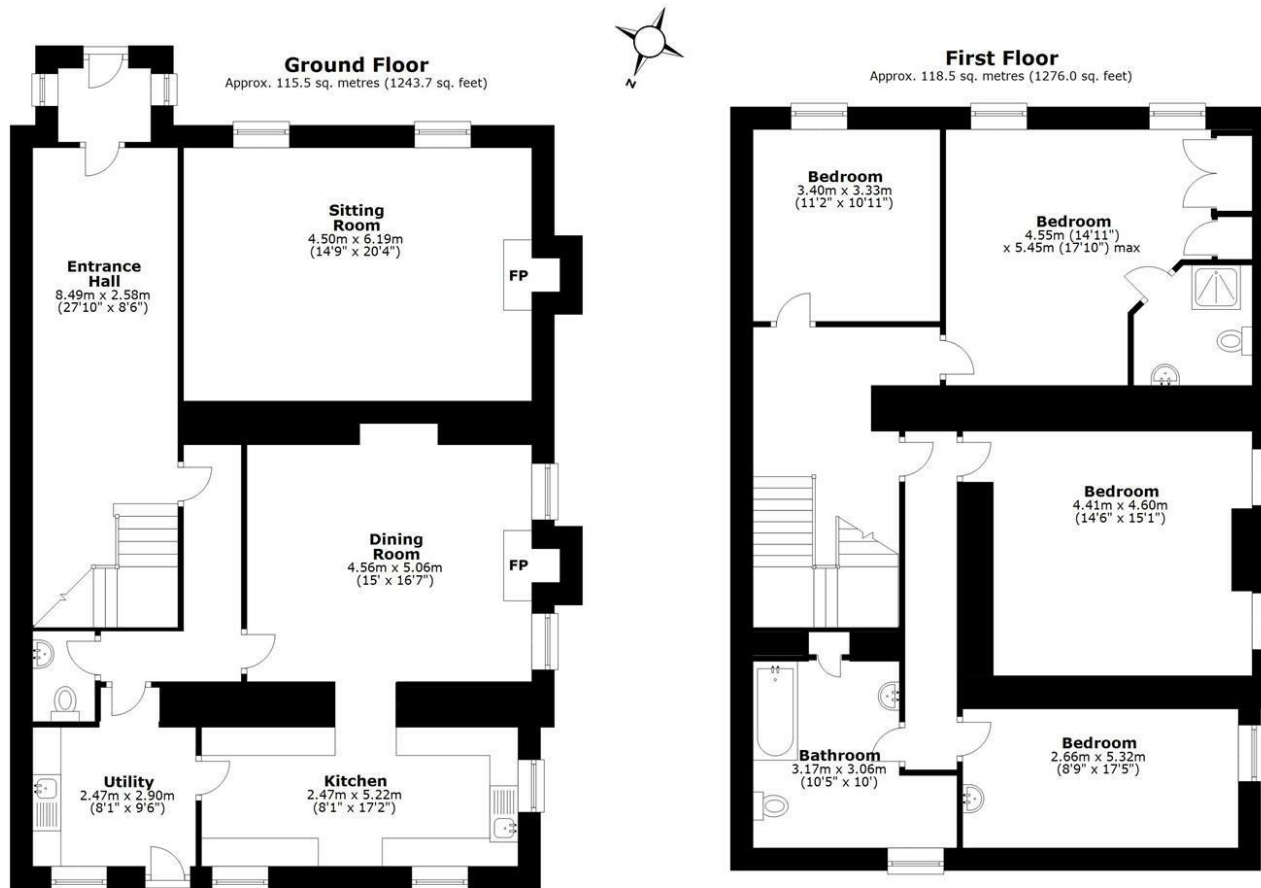
Council Band - D

EPC - E

#### DIRECTIONS

Proceeding from Truro in an easterly direction passing through Tresillian and continue along the bypass taking the right hand turning signposted Tregony and St Mawes. The access to the property can be found on the left hand side just after the Philip Martin For Sale Board.

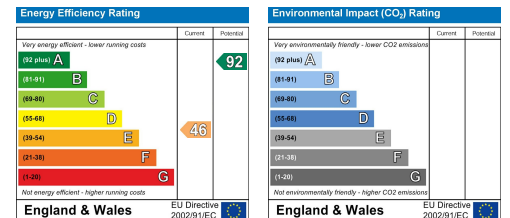




Total area: approx. 234.1 sq. metres (2519.7 sq. feet)

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.  
Plan produced using PlanUp.

**Trevorva Farmhouse, Probos**











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