

TREGONY



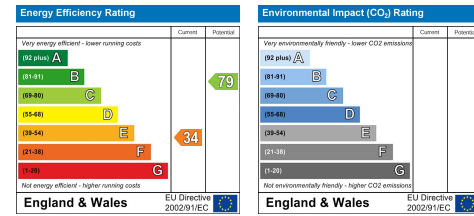
Total area: approx. 162.6 sq. metres (1749.9 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
 Plan produced using Planip

6 Lords Meadow, Tregony

KEY FEATURES

- Four Bedrooms
- Large Open Plan Living Space
- Snug/Study
- Bathroom
- Far Reaching Views
- Master En Suite
- Kitchen with Granite Worktops
- Utility Room
- Large Enclosed Garden
- Lots Of Parking & Garage

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



6 LORDS MEADOW, TREGONY, TRURO, CORNWALL, TR2 5RZ

SURPRISINGLY SPACIOUS DETACHED BUNGALOW

Extended substantially at the rear and much larger than it looks from outside.
 Enjoying panoramic views over the surrounding countryside towards the Roseland.
 Four bedrooms - master with en-suite, large live in kitchen, dining and sitting room, snug, utility room and bathroom.
 Lower ground floor storage rooms with further potential.
 Two driveways providing parking for six cars. Single garage.
 Large enclosed garden enjoying the fabulous views.
 Freehold. EPC - F. Council Tax Band D.

GUIDE PRICE £497,500

CONTACT US
 9 Cathedral Lane
 Truro
 Cornwall
 TR1 2QS
 01872 242244
 sales@philip-martin.co.uk

3 Quayside Arcade
 St Mawes
 Truro
 Cornwall
 TR2 5DT
 01326 270008
 stmawes@philip-martin.co.uk

GENERAL COMMENTS

6 Lords Meadow is a spacious detached modern bungalow that is much larger than apparent from outside. It has been extended substantially at the rear creating an amazing open plan kitchen, dining and sitting room with high ceiling and Bifold doors open onto a balcony. There are magnificent views over the surrounding countryside. The accommodation includes a spacious hallway, four bedrooms, the master has an en suite shower room, kitchen with granite worktops and Neff appliances, sitting room with woodburner, bathroom, utility room and study/snug. A lower ground floor storage room accessed from outside has further potential to create additional accommodation with two windows and door. The first floor balcony accessed from the sitting room provides sitting out space and the best of the views. The large rear garden is extremely private and enjoys a sunny aspect. It is mainly lawn and enclosed, therefore ideal for children and pets. There are two driveways that provide parking for at least six cars and a single garage. An internal viewing is recommended.

LOCATION

Tregony is a thriving community with a good range of facilities including Parish Church, public house, general stores, post office, primary school and secondary schools. A regular bus service runs between St. Austell and Truro and also Veryan and St. Mawes. The Roseland Peninsula is within easy access and is now recognised as an area of outstanding natural beauty and is renowned for its sandy beaches and wonderful coastal footpaths.

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

ENTRANCE HALL

Partly glazed entrance door with side windows. Rointe electric heater. Loft access. Airing cupboard.



LIVE IN SITTING, KITCHEN AND DINING ROOM

24'3" x 22'11" (7.40m x 7.00m)

A fabulous and very spacious room enjoying magnificent far reaching rural views. An exceptionally light, twin aspect room with two sets of bifold doors opening onto balcony with ample space for sitting out and French doors to large side terrace. Four Velux windows. Modern base and eye level kitchen units with granite worktops. One and a half bowl enamel sink, Neff integral oven and hob, fridge and dishwasher. Extractor fan. Larder cupboard. Woodburning stove. Television point.

STUDY/SNUG

9'8" x 8'11" (2.95m x 2.72m)

High window to side. Door to utility room.

UTILITY ROOM

11'8" x 5'6" (3.56m x 1.70m)

Single stainless steel sink/drainer with cupboards below. Space and plumbing for washing machine, space for tumble drier. Doors to hallway and snug/study.

BEDROOM ONE

15'11" x 10'8" (4.87m x 3.27m)

Window overlooking the front garden. Engineered oak floor. Rointe electric heater. Window to front. Built in wardrobe. Door to:

EN SUITE WET ROOM

A white suite with low level w.c, wash hand basin, shower and heated towel rail.

BEDROOM TWO

11'0" x 11'0" (3.37m x 3.37m)

Window overlooking the rear garden enjoying countryside views beyond. Rointe electric heater.



BEDROOM THREE

10'11" x 9'8" (3.35m x 2.95m)

Window to front. Rointe electric heater.

BATHROOM

8'4" x 5'4" (2.55m x 1.64m)

A white suite with low level w.c, pedestal wash hand basin, panel bath with shower over. Tiled floor with underfloor heating. Heated towel rail. Spotlights.

BEDROOM FOUR

8'0" x 6'7" (2.44m x 2.01m)

Window to front. Rointe electric heater.

OUTSIDE

At the front is a level lawned garden and a path leads to the front door. A driveway provides parking for four cars in tandem and access into the garage. A pedestrian door opens into the rear garden.

GARAGE

Metal up and over door. Light and power.

A second driveway provides further parking for two cars and there is a car port. A door opens from here into:

LOWER GROUND FLOOR STORAGE ROOM

24'3" x 22'11" (7.40m x 7.00m)

Two windows and pedestrian door. Good head height and potential to convert into a home office or playroom.

REAR GARDEN

The large rear garden enjoys a sunny aspect and is extremely private and enclosed therefore safe for children and pets. It enjoys magnificent far reaching views over the surrounding countryside. The garden is mainly lawn with a selection of mature shrubs and plants. A large patio provides plenty of sitting out space, perfectly positioned to enjoy the far reaching views, this is accessed from the

dining room. A door opens from the patio into the driveway by the garage.

SERVICES

Mains water, electricity and drainage are connected.

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.

DIRECTIONS

Proceeding from the A3078 Truro to St. Mawes road take the turning on Tregony Bridge up into the village. At the top of the hill take the right hand turning immediately by the Alms houses (signed posted Roseland Crescent) and continue along this road until you come to the turning into Lords Meadow on the right hand side. Proceed down into the cul-de-sac and number 6 will be found on the right hand side.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.