



TREVERBYN HOUSE
PENDOWER ROAD
VERYAN, TRURO,
TR2 5QL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



TREVERBYN HOUSE PENDOWER ROAD

VERYAN TRURO
TR2 5QL

DETACHED PERIOD HOUSE IN THE HEART OF A
SOUGHT AFTER ROSELAND VILLAGE

A beautifully presented home, recently refurbished and
redecorated throughout.

Parking with electric charging point and private gardens.

Freehold Council Tax-A EPC-C

GUIDE PRICE £685,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Treverbyn House is a beautifully presented Edwardian home standing in an elevated location close to the centre of the sought after Roseland village of Veryan. This detached property has been refurbished by the current owners within the last year and boasts a wealth of character, original features and charm.

There are double glazed windows and oil fired central heating with LPG gas for the range cooker in the newly refitted kitchen. The property has been run as a successful Guest House and is a well known property due to its prominent position on the corner of Tollyfrank Hill and Elerkey Lane.

The property offers extremely versatile accommodation arranged in a conventional layout over two floors. The entrance hall has a tessellated tiled floor and leads to the spacious sitting/dining room with a bay window to the front. A great space for guests or for a large family.

There is a ground floor bedroom with en-suite and the breakfast room although this could be used as a separate reception room, office or study. The kitchen has a comprehensive range units as well as a breakfast bar and the utility room is to the rear of the property and the Cellar can be accessed from street level and is a ideal for storage.

The gorgeous galleried landing on the first floor leads to the five bedrooms, four with en-suites and the fifth bedroom having a shower and a separate w.c. The property has three parking spaces from the road with an electric car charging point and further parking on the driveway. The driveway is in the ownership of Treverbyn House with Treverybn Lodge only having access over the driveway. The private and enclosed garden is a lovely sun terrace, laid with brick paving with an array of plants and shrubs.

There is also a small fenced courtyard to the rear with storage sheds, oil tank and wood store.

PLANNING PERMISSION

There is planning permission for a first floor rear extension above the utility which would increase the size of bedroom five and provide an en-suite.

The application number is PA22/04221 and further details can be provided by the agent.



LOCATION

Veryan is a beautiful, picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, church, water gardens, inn, shop/post office, school and sports club. It provides ready access to both the coast and picturesque countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour villages of Portloe and Portscatho are within easy reach as is

the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust.

The Cathedral City of Truro, the cultural centre of Cornwall, lies around thirteen miles distant with a comprehensive range of retail, administrative and leisure amenities together with the county's leading educational facilities.

There is a main line rail connection to London Paddington at both Truro and St Austell together with regular flights departing for domestic and international destinations from Newquay Airport on the north coast.

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

ENTRANCE VESTIBULE

Attractive stained glass door and tessellated tiled floor.

HALL

Period staircase rising to first floor and under stairs storage cupboard.

SITTING ROOM

9.98 x 3.66 (32'8" x 12'0")

A fabulous room with bay window to front and window to the rear. Feature fireplace with a wood burning stove on a slate hearth. Two radiators.

DINING ROOM

4.55 x 3.35 (14'11" x 10'11")

A beautifully light room with large window to the front and door opening to the side.

BEDROOM 6

4.06 x 3.35 (13'3" x 10'11")

With window to the rear and radiator.

KITCHEN

3.43 x 3.43 (11'3" x 11'3")

Fitted with an excellent range of base units, worktop over, sink and drainer inset. Integrated dishwasher, fridge and larder cupboard and free standing Belling Range cooker. Dual aspect with pleasant views over the village and countryside beyond. Radiator and breakfast bar.

UTILITY

3.43 x 3.79 (11'3" x 12'5")

Triple aspect with door to driveway. Space and plumbing for washing machine tumble dryer and large fridge freezer. Cupboards and worktop. Cupboard housing Oil fired central heating boiler.

FIRST FLOOR

Stunning galleried landing with access to loft and velux window providing natural light. Linen cupboard.

BEDROOM ONE

5.11 x 3.35 (16'9" x 10'11")

Bay window to front, radiator.

EN-SUITE

Window to front, panelled bath with shower over, wash hand basin, w.c. and radiator.

BEDROOM TWO

4.62 x 3.20 (15'1" x 10'5")

Window to rear and radiator.

EN-SUITE

Fitted with a shower, w.c. and basin. Heated towel rail.

BEDROOM THREE

4.11 x 3.10 (13'5" x 10'2")

Window to front and radiator.

EN-SUITE

Obscured window to side and linen cupboard. Shower, wash hand basin, w.c. and radiator.

BEDROOM FOUR

3.35 x 2.64 (10'11" x 8'7")

Window to rear and radiator.

EN-SUITE

Shower, w.c. and wash hand basin.

BEDROOM FIVE

3.45 x 2.36 (11'3" x 7'8")

Dual aspect with windows to both sides. Radiator, cupboard and shower.

W.C.

From the landing.

CELLAR

8.13 x 3.33 (26'8" x 10'11")

SERVICES

Mains electricity, Oil, LPG gas, mains water and drainage.

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

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.

COUNCIL TAX

The property has a council tax of Band A and it is on non domestic rates the property receives small business rates relief.

TENURE

Freehold

Treverbyn House, Pendower Road, Veryan, Truro, TR2

Approximate Area = 2358 sq ft / 219 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not energy efficient - higher running costs	1-20 (G)		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not environmentally friendly - higher CO ₂ emissions	1-20 (G)		
England & Wales		EU Directive 2002/91/EC	

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