



TREVARTH VILLA

TREVARTH, REDRUTH,
CORNWALL TR16 6AE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED PERIOD HOUSE WITH VERY LARGE
GARDEN AND ENJOYING FAR REACHING VIEWS

In a delightful semi rural location in a small hamlet and within easy reach of Truro, Falmouth, Redruth and both coasts. In a quiet position with good privacy and large enclosed gardens enjoying the fabulous views and a sunny aspect. Four bedrooms, sitting room, dining room, kitchen, snug/study and bathroom.

Substantial detached outbuilding, ideal as a home office but with potential to create a self contained annexe or holiday let. Further stone outbuilding/single garage

Fabulous enclosed gardens. Lots of parking. Oil central heating. In all approximately 0.5 acres.

Freehold. Council Tax Band D. EPC- E

GUIDE PRICE £625,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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GENERAL COMMENTS

Trevarth Villa is an attractive former Mine Captain's residence, thought by the vendors to have been built around 1800 and standing amidst level gardens of approaching 0.5 acre. The handsome south facing façade has been restored to mellow coloured exposed granite in conjunction with a significant renovation programme to create a stylish family home.

The location is very pleasant and whilst very convenient for swift commuting to Truro and Falmouth it is also within easy reach of the north Cornish Coast. The house is very well presented and retains many character features including exposed beams and inglenook fireplace in the breakfast room. It has been extended substantially at the side creating a superb sitting room which enjoys fine views over the gardens, there is huge potential to enlarge further if required (subject to planning). The accommodation includes four bedrooms and bathroom on the first floor with kitchen/breakfast room, dining room, snug/study and large sitting room downstairs. All of the windows are double glazed. Further to the existing accommodation there is lapsed planning permission for a single story ground floor extension to add a w/c, utility and kitchen extension. This displays the huge potential to increase the size of Trevarth, subject to an individuals requirements and consent. The gardens are a real feature of the property, perfect for energetic children and enjoy a sunny aspect. A large detached outbuilding is perfect for those looking to work from home, wanting a gym/hobby room but also has potential for additional accommodation/holiday let. There is lots of parking and an attractive stone garage/outbuilding.

LOCATION

Trevarth is a small hamlet on the outskirts of Lanner close to Truro, Redruth and Falmouth. Village facilities can be found at Lanner and Carharrack with a wider range of facilities available at Falmouth and Truro. A bus stop is located at the end of the lane which picks up for schools.

There is an abundance of nature walks, mining trails and bridleways within close proximity, perfect for those looking for a more outdoors lifestyle. The ever popular Fox and Hound pub is also close by.

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

ENTRANCE PORCH

Half glazed front door, windows overlooking the front garden. Door opening to:

ENTRANCE HALL

Stairs to first floor with cupboard below, slate floor, coat hanging hooks, full length storage cupboard.



KITCHEN/BREAKFAST ROOM

6.33m x 3.33m narrowing to 2.51m (20'9" x 10'11" narrowing to 8'2")
A twin aspect room with window to front enjoying garden views and window and partly glazed door to rear. Feature inglenook fireplace with granite lintel and surround with potential for woodburner. Radiator. Excellent range of modern base and eye level kitchen units, integral oven, ceramic hob, Belfast style sink, space and plumbing for dishwasher, integral fridge and freezer. Island unit with cupboards below. Tiled floor. Exposed beams.

DINING ROOM

3.28m x 3.18m (10'9" x 10'5")
Window overlooking the front garden with window seat. Exposed beams, radiator. Door to:

SNUG/STUDY

2.54m x 2.16m (8'3" x 7'1")
Window overlooking the rear garden. Radiator, alcove, telephone point. Opening to:

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SITTING ROOM

6.10m x 3.28m (20'0" x 10'9")

A light and well proportioned room with high ceiling and lovely views over the gardens. Two radiators. Two windows and double doors opening into garden.

LANDING

Feature arched window overlooking the rear garden. Radiator.

BEDROOM ONE

3.84m x 3.51m (12'7" x 11'6")

Window overlooking the front garden with blinds and enjoying far reaching countryside views. Radiator.

BEDROOM TWO

3.40m x 2.49m (11'1" x 8'2")

Window to front enjoying the views. Radiator.

BEDROOM THREE

2.84m x 2.18m (9'3" x 7'1")

Window overlooking the rear garden.

BATHROOM

A white suite with low level w.c, panel bath with fully tiled surround and Mira shower above with shower screen, pedestal wash hand basin. Frosted window to rear. Airing cupboard housing hot water cylinder.

BEDROOM FOUR/ DRESSING ROOM

2.29m x 2.03m (7'6" x 6'7")

Window to front. Radiator. Built in wardrobes.

OUTSIDE

Trevarth Villa is best approached from the rear and a five bar gate opens into a driveway where there is parking for several vehicles. A path leads to the front door and continues around the side to the front via a wooden gate. There is a useful store and newly constructed outbuildings housing the utility room and separate dog kennel.

The fabulous enclosed gardens surround Trevarth Villa and extend to approximately 0.5 acre. They are mainly lawn and ideal for energetic children and pets and enjoy a sunny aspect and wonderful far reaching views. Whilst there are neighbouring properties, it is private and secure for pets. Beyond the rear garden and driveway is a triangular parcel of land and a second entrance opening to the:

OPEN FRONTED OUTBUILDING

4.55m x 2.77m (14'11" x 9'1")

An attractive stone building with corrugated iron roof. Potential to create a single garage for a small car and other uses.



FRONT AND SIDE GARDENS

A path leads from the front door across the garden to a pedestrian gateway onto the road. The front and side garden enjoys the morning sun and far reaching views. There are mature shrubs and plants and a feature monterey pine.

DETACHED OUTBUILDING

6.07m x 5.97m (19'10" x 19'7")

A substantial block built building that has a variety of uses. Ideal as a home office or gym it has huge potential to convert into an annexe, holiday let or overflow accommodation (subject to consent). Two windows to front, window to side and double entrance doors. Light and power is connected.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

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.

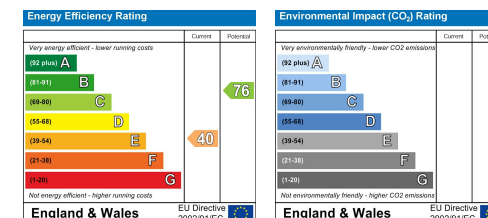
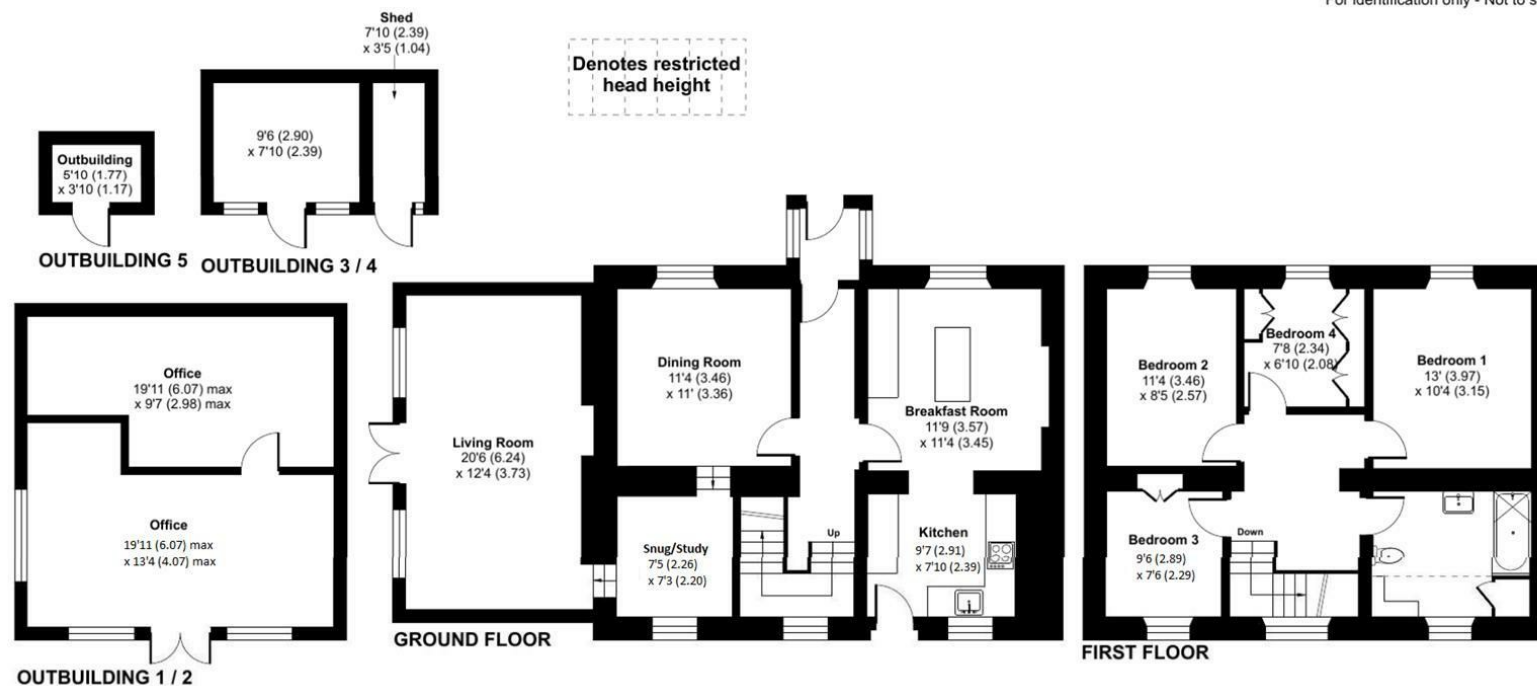
DIRECTIONS

From Truro proceed in a westerly direction along the A390 and follow signs to Chacewater. Proceed through Chacewater and on leaving the village turn left sign posted to Carharrack and St. Day. Proceed through Carharrack and take the second right hand turning sign posted to Lanner which leads into the small hamlet of Trevarth. Trevarth Villa is on the right hand side where a For Sale sign has been erected.

DATA PROTECTION

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For identification only - NOT TO SCALE



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