



Treventon House Seworgan
Falmouth, Cornwall TR11 5QN





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VIDEO TOUR AVAILABLE. Treventon House is a stunning four bedroom detached house, located in a tranquil setting with breathtaking countryside views. This property offers spacious living accommodation, perfect for those seeking ample space for their family and entertaining guests. The spacious living areas provide a comfortable and inviting atmosphere, making it ideal for relaxation and socialising with the addition of a conservatory. The large windows allow an abundance of natural light to flood the rooms while showcasing the picturesque views of the surrounding countryside. Upstairs there four well appointed bedrooms, with the master having an ensuite shower room as well as a family bathroom with modern fixtures and fitting. One of the standout features of this property is the spacious garden, providing a wonderful space for outdoor activities, gardening, or alfresco dining. The garden is beautifully landscaped and offers ample privacy, making it an ideal spot for hosting gatherings or enjoying peaceful moments in nature. There is a garage for secure parking and additional storage space. Furthermore, there is parking available for multiple vehicles. This property provides the tranquillity of rural living while having the convenience of amenities, shops, and services just a short distance away.

In summary, this 4 bedroom detached house offers spacious living accommodation, captivating countryside views, a large garden, garage, parking for multiple vehicles, and easy access to local towns. It presents a unique opportunity to enjoy a harmonious blend of comfort, natural beauty, and convenience. Don't miss the chance to make this remarkable property your dream home!



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Offers in excess of £617,400

Location

Seworgan is a beautiful rural hamlet on the outskirts of Constantine, with good access to both Helston and Falmouth. Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

Accommodation

Entrance Porch

Hallway

Downstairs WC

Living Room 23'1" x 18'6" maximum measurements 7.04m x 5.64m maximum measurements

Conservatory 10'9" x 9'8" maximum measurements 3.28m x 2.97m maximum measurements
Kitchen/Diner 23'1" x 14'11" maximum measurements 7.06m x 4.57m maximum measurements

Utility

First Floor Landing

Bedroom One with En-suite 16'0" x 12'9" maximum measurements 4.88m x 3.89m maximum measurements

Bedroom Two 16'0" x 9'8" maximum measurements 4.88m x 2.95m maximum measurements

Bedroom Three 12'11" x 10'9" maximum measurements 3.94m x 3.28m maximum measurements

Bedroom Four 10'0" x 9'6" maximum measurements 3.05m x 2.92m maximum measurements

Bathroom

Garden

A good sized garden surrounding the property, with lawned areas and attractive beds.

Parking

Gravel parking area for multiple cars

Garage

With light and power connected. There is also a workshop area and pedestrian door.





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

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

Services

Mains water, mains electricity, private cess pit, oil heating.

Council Tax Band E

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

