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Sales & Lettings



## Trevannick, 9 Wellington Plantation

Penelewey, Feock, TR3 6QP

**£850,000**



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Constructed by a builder for his own occupation, this very individual detached house has much to commend it. The owners have spent a deal of money to upgrade to an even higher standard of finish. To the first floor are four bedrooms with the dual aspect master having a Juliet balcony, an en-suite and dressing area. The other bedrooms are of generous proportions. To the ground floor the main hall has a sweeping staircase to the landing. A recently constructed orangery is stunning, light and has a lantern roof. The lounge has a focal raised woodburner with a granite hearth. In the first three rooms engineered oak flooring is provided and the dining room has patio doors. A well appointed kitchen will impress with granite surfaces to include an island unit. The study could be used as a ground floor bedroom and the rear hall has a large cupboard, a cloakroom and laundry. Tiled floors run through to the kitchen. Internal access leads to the large garage with an electric door. Heating is via a mains gas system complemented by double glazing. The owned solar panels have a feedback system producing an income of approximately £600 per annum. Lighting is LED and the energy certificate is a grade C. Internal doors are oak to add to the quality finish and the decoration is exemplary being a credit to our vendors. In addition to the en-suite a quality family bathroom is impressive. Externally a driveway provides turning and parking for probably 4-5 vehicles with double gates leading to an extra secure parking/storage space plus the double garage. The grounds are very thoughtfully laid out and extend to about three quarters of an acre being well enclosed and very private. To the front is a copse with sessile oaks being the majority. A side patio has a pond and there is a large rear patio being safe and secure with two tiered lawns, trees and a summerhouse. The exterior of Trevannick is brick faced to first floor level and the facias, gutters and downpipes have just been renewed. Wellington Plantation was apparently created to celebrate victory over Napoleon in 1815. The situation of the house gives access to Loe beach with sheltered sailing waters. Notable properties nearby include National Trust owned Treliwick and the King Harry ferry to the Roseland Peninsula. The nearest village is Carnon Downs with the usual facilities and access to Truro with city facilities, a cathedral and a mainline railway station (London Paddington from four and a quarter hours). The vendors are prepared to offer most of the furnishings if required at no extra cost.

## ENTRANCE HALL

**12'4" x 11'6" (3.76m x 3.52m)**

A wide sweeping stairway with a dark, polished handrail. An arched recess with display shelving, engineered oak flooring and a radiator. Curtained, below stairs storage.

## LOUNGE

**15'7" x 23'4" (4.77m x 7.13m)**

An impressive room with a focal dark granite hearth and mantel with a

multi fuel stove. Two windows and two radiators. Engineered oak floor. Folding door to:-

## ORANGERY

**9'9" x 19'5" (2.98m x 5.92m)**

A very light and airy room with deep windows. Roof lights, one of which can be opened. A lantern roof adds much more light with doors to the patio and three opening windows. Radiator and engineered oak flooring. Views over the copse.

## DINING ROOM

**12'11" x 11'3" (3.94m x 3.45m)**

Sliding patio doors to the rear, remote coal effect fire, radiator and laminate flooring.

## STUDY/BEDROOM 5

**9'3" x 8'1" (2.82m x 2.48m)**

Radiator.

## KITCHEN

**16'11" x 11'9" (5.18m x 3.60m)**

Plenty of granite worktops with ample storage beneath and matching splashbacks. Eye level storage cupboards. A one and a half bowl stainless steel sink has a waste disposal and up and down lighters give background illumination. There is a double oven, five ring gas hob and an extractor. Dishwasher and a microwave. Free standing oak larder unit. This is a dual aspect room with patio doors, two turned columns and a radiator.

## INNER HALL

A deep double cupboard with sliding doors. Radiator and an external door.

## LAUNDRY ROOM

**8'1" x 11'0" (2.48m x 3.37m)**

Single drainer stainless steel sink unit. Worktops with tiled backs. Eye level units. Space for white goods. A washer/dryer is plumbed in. Door to the rear.

## CLOAKROOM

**5'4" x 4'1" (1.63m x 1.27m)**

Pine to dado height. Pedestal basin. Ladder radiator which works on gas or electric. Internal access to:-

## GARAGE

**19'1" x 18'0" (5.82m x 5.50m)**

An electric double door, shelving and a workbench. Gas boiler.

## FIRST FLOOR

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**MASTER BEDROOM****17'3" x 12'1" (5.28m x 3.70m)**

A lovely dual aspect room with a Juliet balcony overlooking the rear garden. A wardrobe with bi-fold doors.

**EN SUITE****6'3" x 7'4" (1.91m x 2.26m)**

A cubicle with a mains rain shower and a hand held head. Enclosed basin with a back-lit medicine cabinet. Low level WC. Extractor fan. Ladder radiator powered by gas or electric. Wall tiling.

**LANDING**

A double cupboard with a hot water cylinder. Loft hatch and ladder.

**BEDROOM 2****15'7" x 12'2" (4.75m x 3.72m)**

Radiator.

**BEDROOM 3****12'7" x 11'4" (3.85m x 3.46m)**

Radiator.

**BEDROOM 4****12'4" x 10'11" (3.78m x 3.35m)**

Two windows and a radiator.

**BATHROOM****9'9" x 10'11" (2.99m x 3.33m)**

Fully tiled and incorporating a bath and a separate shower with a mains unit. The wash basin has an array of drawers and storage with shelving. Low level WC. Ladder radiator powered by gas or electric. Extractor fan.

**OUTSIDE**

A lovely well established plot approaching 3/4 acre in total. To the front a driveway sweeps up to parking and turning for several vehicles. In front of the orangery is a patio then steps lead to a copse with Sessile Oaks,

Sycamores, and Chestnut trees. These extend to the rear, some of which date back to the original plantation. To the side a gate leads to a paved area by the dining room doors. a sheltered area with a focal pond. To the rear is a substantial patio enclosed and safe. Double gates lead to further parking, storage etc. The lawns are mainly on two tiers with steps and some fencing. There is a SUMMERHOUSE 3.05m x 3.05m (10' x 10') approximately and there is a small store. Flower beds and borders are well stocked and shrubs include Rhododendrons, Camellias, Palms, Azaleas, Hydrangeas, Hypericums plus various plants. The approach is a no through road and a sodium street light is located nearby..

**DIRECTIONS**

Take the Truro to Falmouth A39 road and turn left at the 2nd roundabout at Playing Place towards Penelewey and Feock. Having passed the Punchbowl and Ladle pub turn left into Mount George Road. Turn right to Wellington Plantation and then a right turn will find the property facing you.

**AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: G.

Please be aware that some of the trees are subject to a Tree Preservation Order.

**SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating. Owned solar panels.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 32 Mbps (sourced from Ofcom).

Mobile signal -

EE - Good outdoor only, Three - Good outdoor only, O2 - Good outdoor only, Vodafone - Good outdoor only (sourced from Ofcom).



## Road Map



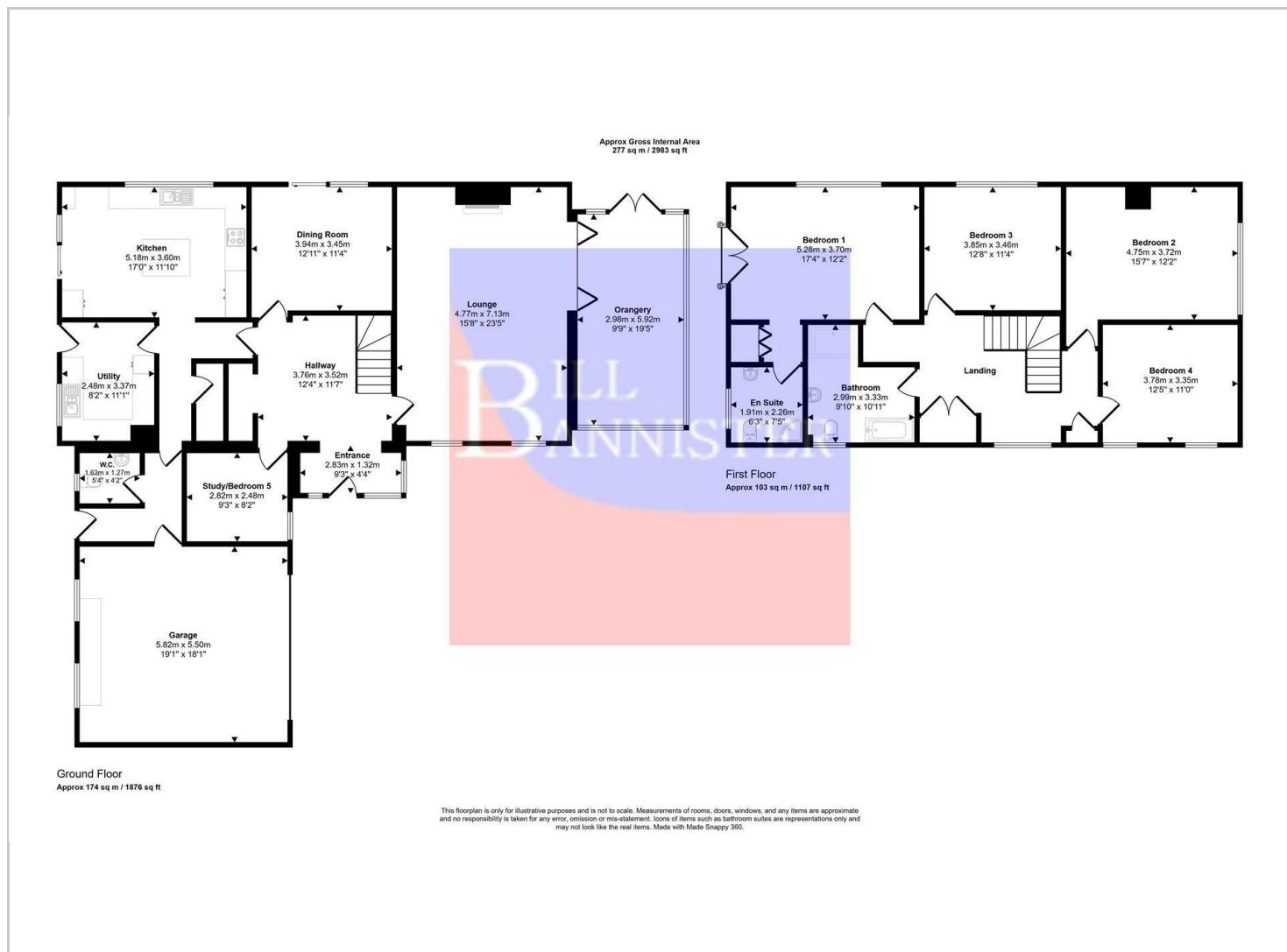
## Hybrid Map



## Terrain Map



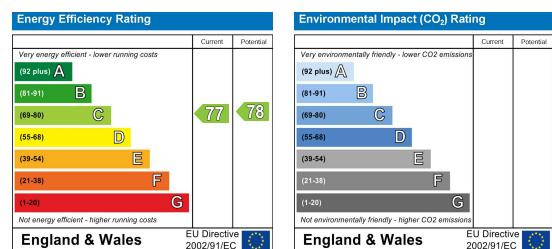
## Floor Plan



## Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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