



4 Tregonhayne Court



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*This unique single storey, three-bedroom home forms part of a courtyard development of attractive converted barns, situated on the outskirts of the ever popular village of Tregony in an attractive rural setting. The property benefits from a garage en-bloc, allocated parking space and three well-tended areas of gardens.*

### Accommodation Summary

**Gross Internal Floor Area: 1041 sq. ft. (97 sq. m.).**

Entrance Hall, Kitchen, Utility Room, Dining Area, Living Room, Inner Hallway. Three Double Bedrooms, One with En-Suite Shower Room, One Family Bathroom.

#### **Outside**

Enclosed Rear Courtyard Garden, Garage En-Bloc, Allocated Parking Space, Two Further Areas of Detached Gardens.





## 4 Tregonhayne Court: Internally

Nestled amidst the tranquil countryside, this charming single storey barn conversion offers a peaceful retreat enriched with rustic allure and contemporary conveniences. Stepping through the substantial solid wood, stable-type front door, you're welcomed into a spacious entrance hallway and inner hallway, adorned with exposed wooden beams and natural light streaming through the large window above the door, setting a warm and inviting tone.

The heart of the home, the living room, invites relaxation with its feature fireplace with a wood burner nestled within a brick surround with a solid elm mantle. Adjacent to the living room, the dining area boasts a newly fitted carpet underfoot, providing a comfortable and stylish setting for sharing meals and entertaining guests. The adjoining fully fitted kitchen benefits from ample storage, and leads in to the utility room featuring a double copper sink, offering functionality without compromising on style.

Doors off the inner hallway lead to all three bedrooms and the family bathroom. The family bathroom features a sumptuous roll-top, slipper-style bath. Bedroom One is a generous double bedroom and has an ensuite shower room, featuring a recently replaced shower unit, as well as a stylish WC and vanity basin. Bedroom Two is a generous double with views over the rear courtyard garden and is a light and airy room. Bedroom Three, currently being used as an office space, is a smaller double at the front of the property.





## 4 Tregonhayne Court: Externally

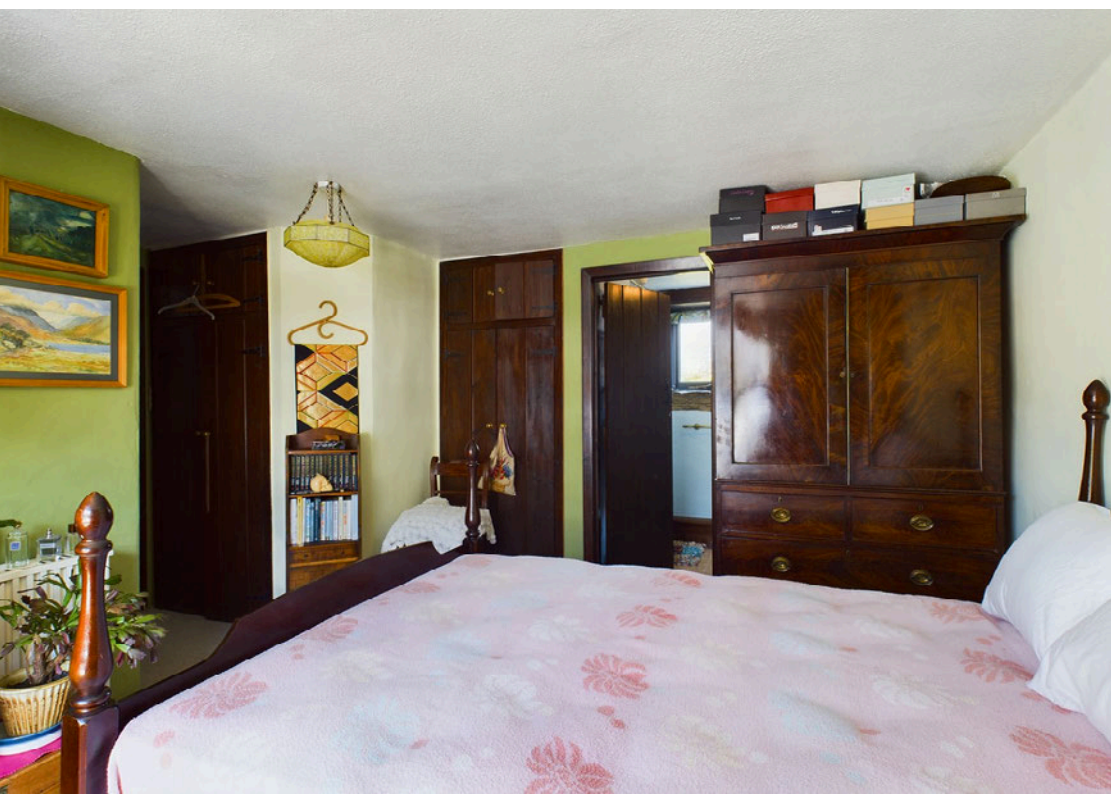
Leading from the utility room is the rear courtyard, fully enclosed by a dry stone wall and planted with lush mature shrubs, offering a serene setting for outdoor gatherings or quiet moments of reflection. Further exploration reveals two areas of expansive detached gardens, one boasting an impressive size exceeding 0.2 acres, adorned with a variety of mature specimen trees and shrubs that create a picturesque backdrop of natural beauty. For the avid gardener or hobbyist, additional amenities include a substantial workshop (over 20' long, with slate roof and membraned floor), log store, and greenhouse, providing ample space for cultivating greenery or pursuing creative endeavours. The second area of detached garden is a masterpiece designed by Chelsea & Hampton Court Medal Winner, Alistair Rivers. Recently featured in the National Garden Scheme of 2018 and 2019, this garden is a testament to exquisite design and meticulous care.

For parking convenience, the property offers a garage en-bloc along with an allocated parking space, ensuring ample parking provisions for residents and guests.

Ideally situated less than a mile from Tregony village centre, this property offers a harmonious blend of tranquillity and convenience, with easy access to nearby amenities, schools, and transport links. Whether you're seeking a permanent family residence or a weekend getaway, this charming barn conversion presents a unique opportunity to embrace a lifestyle of comfort and serenity.











## Location Summary

(Distances and times are approximate)

Tregony Village Centre: 0.8 miles. Carne Beach: 6.7 miles. St Mawes: 12 miles. Cathedral City of Truro: 8.5 miles. Falmouth: 19.5 miles. Cornwall Airport Newquay: 17 miles with regular flights to London. St Austell: 8 miles with direct rail links to London Paddington.

## Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an Area of Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school, the Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veryan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

The Roseland Academy Secondary School  
(Ofsted Rating: Outstanding)



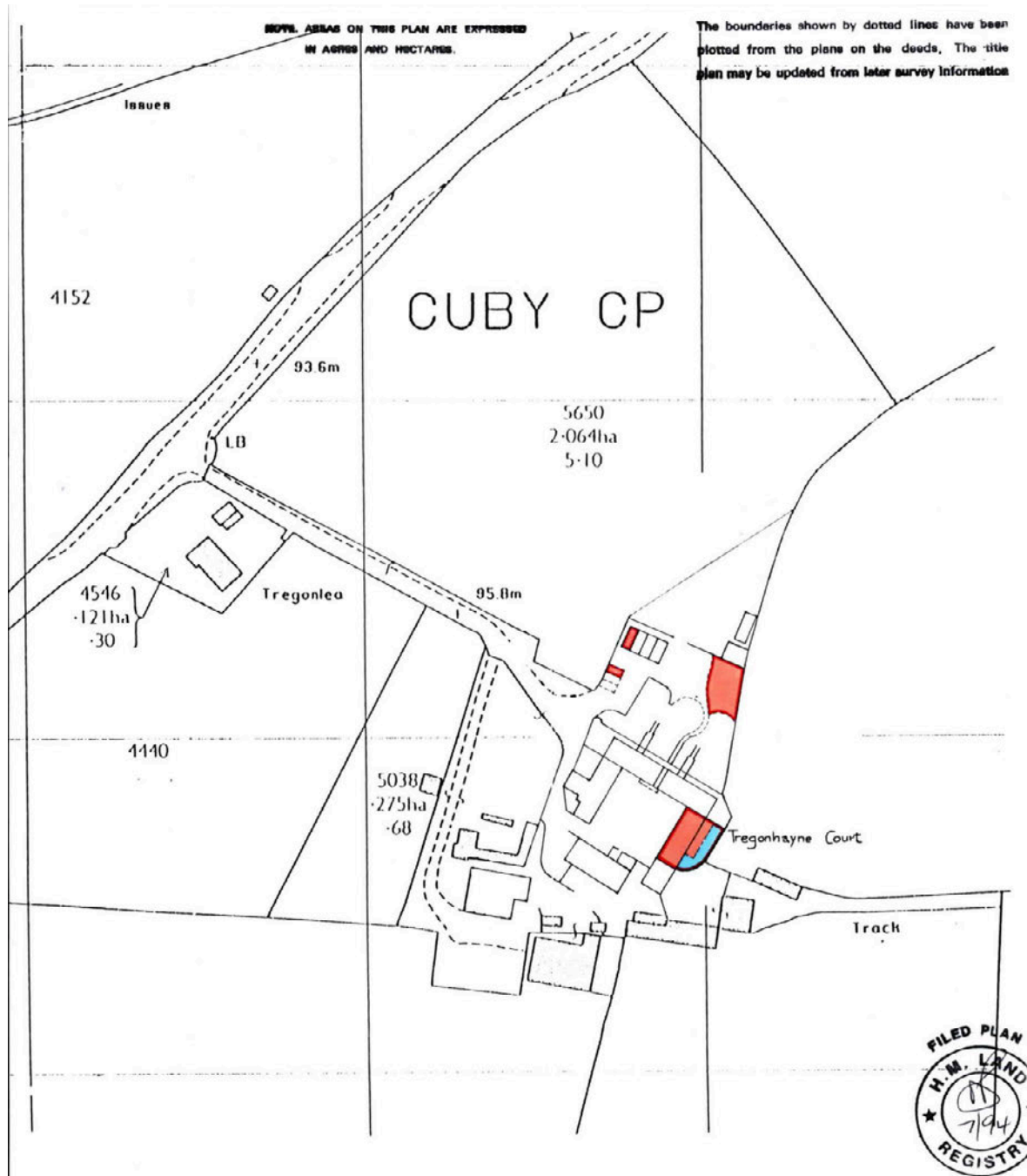
## Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

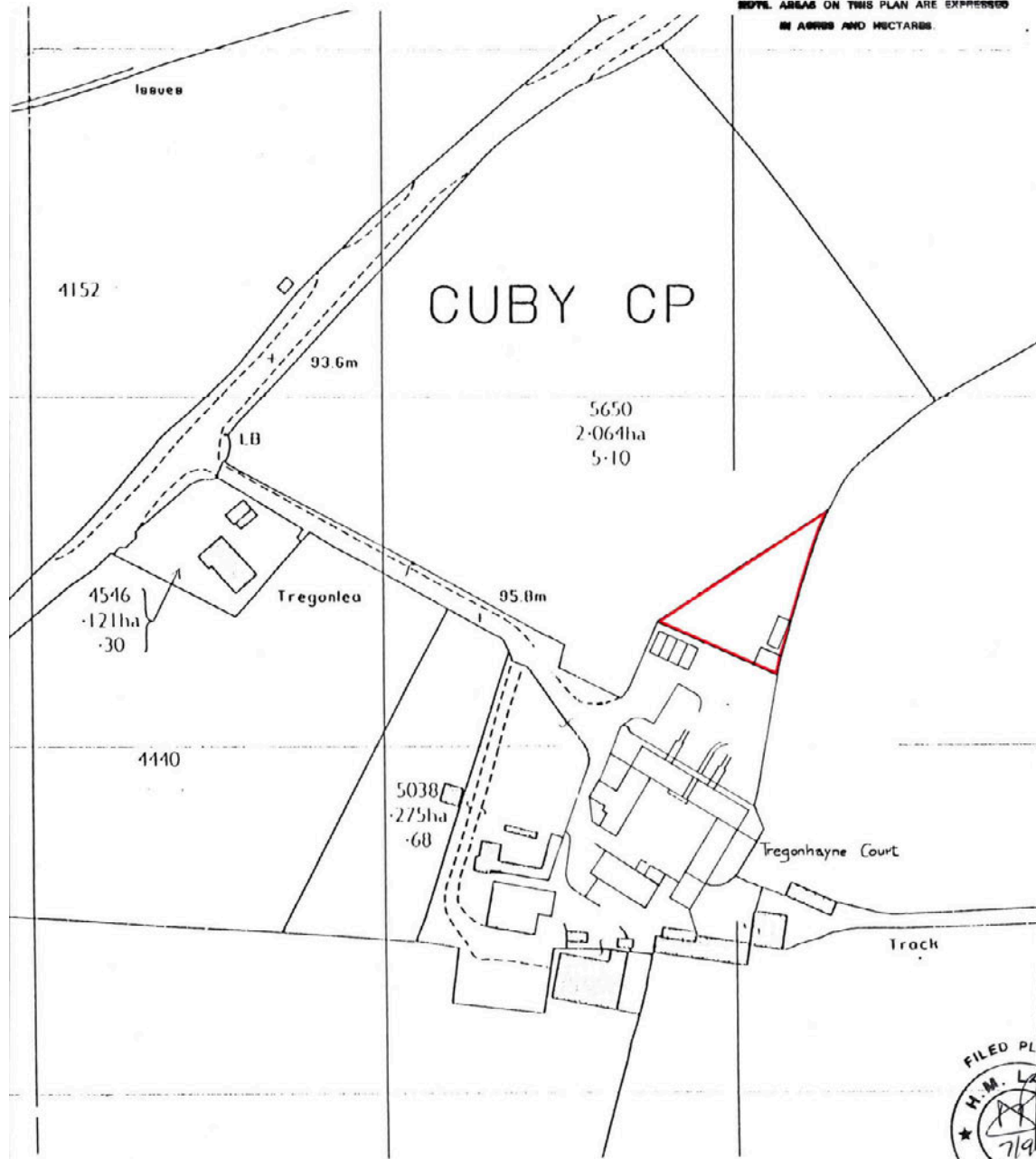
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Stuart Shaw at the Idle Rocks, St Mawes.

SMALL AREAS ON THIS PLAN ARE EXPRESSED  
IN ACRES AND HECTARES.

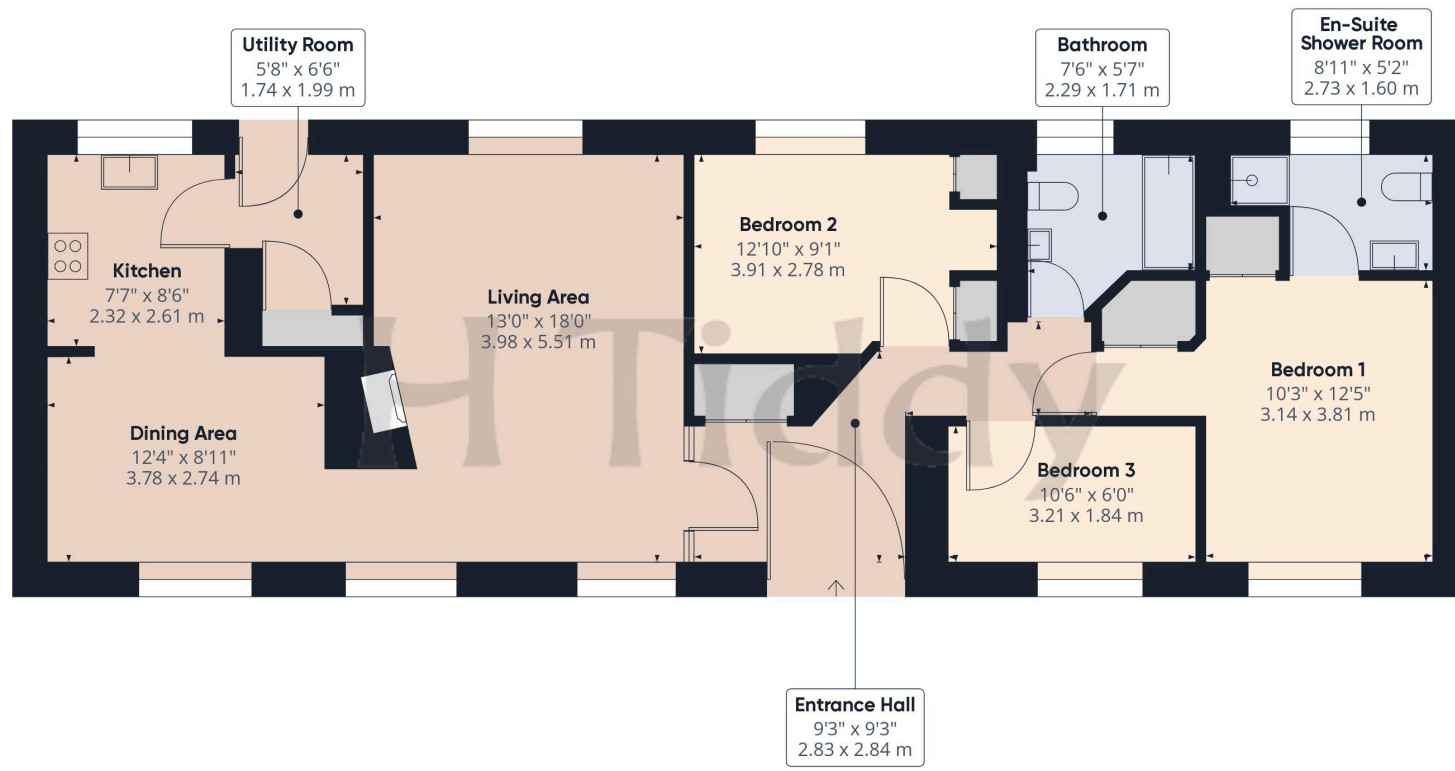
The boundaries shown by dotted lines have been  
plotted from the plans on the deeds. The title  
plan may be updated from later survey information



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**Approximate total area<sup>(1)</sup>**  
1041.48 ft<sup>2</sup>  
96.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## 4 Tregonhayne Court

Tregony  
Cornwall  
TR2 5SE

### General Information

**Services and Specifications:** Mains water (metered via local farm) and electricity. Private drainage. Electric Storage Heaters. Double Glazed Windows. Solar panels providing tax free income (approximately £1,000 per annum).

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

**Ofcom Mobile Area Coverage Rating:** Likely.

**FTTC Broadband available:** Openreach predicted max download speeds: Ultrafast 1800 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water; Very Low.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** C797726 (house, garage & parking) & CL97728 (separate garden area).

**Viewing:** Strictly by appointment with H Tiddy.

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

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www.htiddy.co.uk

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

**General Data Protection Regulations:** 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 office in St Mawes.

