



Laskowski
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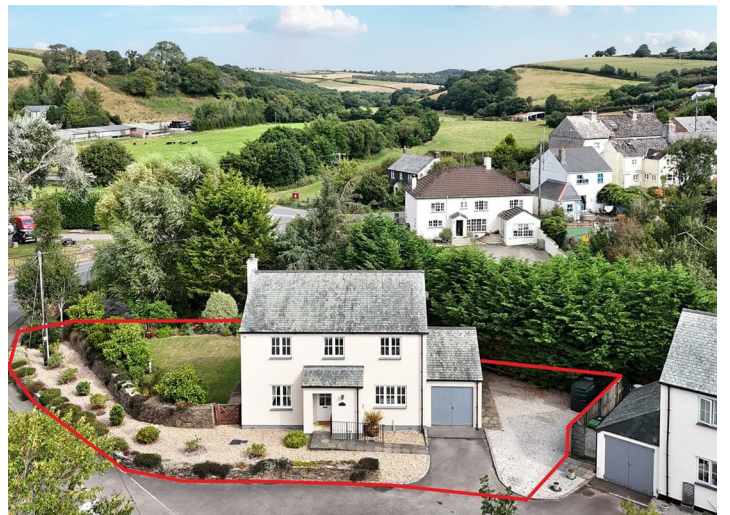
Tregantle, Tregony, Truro, TR2 5TD

£420,000

One of just 3 attractive homes in a private cul-de-sac on the edge of Tregony, boasting a deceptively large plot, within the scenic Fal Valley. Built around 16 years ago to a high standard, the property is highly versatile, combines traditional cottage-style with modern efficiency and low maintenance. The accommodation includes 3/4 bedrooms, with a family bathroom, lounge opening to the garden, dining hall, fitted kitchen/breakfast room with utility, cloakroom, garage, and additional parking. Level landscaped gardens enjoy a stream frontage. Tregony, known as the 'Gateway to The Roseland', offers local amenities, schools, and easy access to Truro, St Austell, beaches, and National Trust coastal landscapes.

Key Features

- Detached house
- Central village location
- Large landscaped garden
- 3 bedrooms
- Garage
- EPC rating D



THE PROPERTY

One of just three individual homes of similar style, attractively positioned on the edge of Tregony village within the picturesque Fal Valley. Built to a high standard, 'Tregantle' offers spacious four bedroom accommodation with oil fired central heating, garage, additional parking, and level gardens with stream frontage.

Completed approximately sixteen years ago, 'Tregantle' was the last of the three houses constructed within this private cul-de-sac. Designed in the style of a traditional cottage but with modern construction for low maintenance and efficiency, the property combines character with practicality. The first floor provides four bedrooms, including a main bedroom with en-suite shower room, together with a family bathroom. On the ground floor, the lounge opens directly onto the rear garden, while a dining hall connects to a fully fitted kitchen/breakfast room with utility off. There is also a ground floor cloakroom, single garage, and further driveway parking.

The house itself features rendered and painted elevations beneath a natural slate roof, complemented by small pane double glazed casement windows. There is central heating on an oil fired system.

THE LOCATION

Tregony is a thriving village often described as the 'Gateway to The Roseland', situated about seven miles from Truro and a little further from St Austell. The village offers a good range of amenities, including a general store and post office, public house, churches, and both primary and secondary schools. The scenic Roseland Peninsula, with its charming coastal communities such as Portloe, Portholland, Portscatho and Ruanlanihorne, lies within easy reach, together with numerous beaches and stretches of National Trust protected coastline. Excellent transport links are available, with mainline railway stations at both Truro and St Austell providing services to London Paddington, and a regular local bus service operating through the village.

THE ACCOMMODATION COMPRISES

OPEN PORCH

A gently sloping paved path with wrought iron balustrade leads to the covered porch and front door, opening into the:-

ENTRANCE LOBBY

Tiled flooring, radiator.

CLOAKROOM/WC

Pedestal wash hand basin and WC. Tiled flooring, radiator. Small double glazed window to the front elevation.

DINING HALL

12'0" x 10'2" (3.66m x 3.12m)

Measurements plus an additional area of 6'3" x 4'3" (1.91m x 1.30m). Stairs rising to the first floor with storage cupboard under, wood laminate flooring, radiator. Half glazed twin doors open into the:-

LOUNGE

21'5" x 11'6" (6.55m x 3.51m)

A triple aspect reception room with double glazing and French doors to the rear garden. Central timber fireplace surround with inset decorative coal-effect electric fire. Two radiators. Carpeted flooring.

KITCHEN/BREAKFAST ROOM

10'9" x 10'11" (3.28m x 3.35m)

Second measurement widening to 13'8" (4.19m). Fitted with an extensive range of white units, including base cupboards, drawers, and glass-fronted wall units. Illuminated granite worksurfaces with inset enamel one and a half bowl sink and drainer unit. Integrated appliances include a refrigerator and dishwasher. Tiled flooring, radiator. Space for cooker with extractor fan. Double glazed window to the front elevation.

UTILITY ROOM

Base cupboard and worksurface with enamel sink inset, space and plumbing for appliances. Stable-style rear door leading onto the rear garden, radiator, tiled flooring, extractor fan. Double glazed window to the side elevation.

FIRST FLOOR

LANDING

Airing cupboard, two radiators. Loft access, inset ceiling lighting.

BEDROOM ONE

14'4" x 10'9" (4.37m x 3.28m)

A dual aspect room with double glazed windows to the front and side elevations, radiator, carpeted flooring. Door to:-

EN-SUITE SHOWER ROOM

Corner shower cubicle with Mira Sport shower unit, pedestal wash hand basin, WC. Ladder-style radiator, tiled flooring, shaver socket.

BEDROOM TWO

11'8" x 10'9" (3.58m x 3.28m)

A dual aspect room with double glazed windows to the front and side elevations, radiator, carpeted flooring.

BEDROOM THREE

10'2" x 6'3" (3.10m x 1.93m)

Measurements plus door recess of 10'2" x 6'4" (3.10m x 1.93m). Currently used as an office, radiator. Carpeted flooring, double glazed window to the side elevation.

BEDROOM FOUR

8'11" x 6'9" (2.74m x 2.06m)

Double glazed window to the rear elevation, carpeted flooring, radiator.

FAMILY BATHROOM

7'8" x 6'9" (2.36m x 2.06m)

Fitted with bath and shower over with screen, pedestal wash hand basin and WC. Ladder radiator, tiled flooring, shaver point. Double glazed window to the rear elevation.

THE EXTERIOR

SINGLE GARAGE

16'11" x 8'11" (5.18m x 2.74m)

Twin opening doors, pedestrian rear door, light and power. Grandee oil-fired central heating boiler.

An area of hardstanding lies to the front of the garage, with an additional gravelled area to the side offering further parking potential. A gravelled area opposite the property (shared between the three homes) provides an allocated additional space for 'Tregantle'.

GARDENS

A key feature of the property, beautifully planted and maintained while designed for low maintenance. Virtually level, with a Cornish stone hedge enclosing much of the garden. To the front, a deep gravelled display bed with rock plants, rhododendrons, and silver birch trees creates impact. The main garden is mainly laid to lawn, edged with specimen shrubs including magnolias, rhododendrons, azaleas, pittosporum, mahonia, and hebe, all enhanced with bark mulch, and bordered by a stream. There is a paved terrace with access from the lounge, with paving continuing to the rear entrance and wrought iron balustraded steps to the utility. A small slate-roofed store shed provides bin storage.

GENERAL INFORMATION

SERVICES

Mains water, electricity, and drainage are connected to the property. Oil fired central heating. Please note: Note – the electrical circuits, appliances and heating system have not been tested by the agent.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold

VIEWING

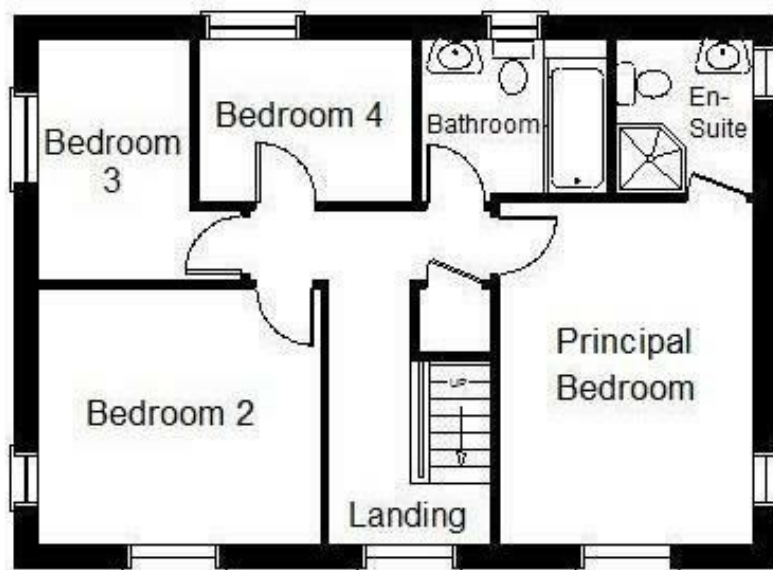
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Approaching from Tregony bridge on the A3078 towards St Mawes, the property is located on the left-hand side at the foot of the hill.



Floor Plan



First Floor



Ground Floor

APPROX GROSS
INTERNAL FLOOR AREA
[INCLUDING GARAGE]:
134 SQ METRES/
1441 SQ FT