



Pentreath, Tregatreath, Mylor Bridge, Falmouth, TR11 5NS

£695,000

Available to purchase for the first time in almost 25 years; a detached, individual dormer-style house, providing extensive and highly adaptable 5 bedroom, 2 bathroom accommodation, mainly double glazed and with oil fired central heating, set in private, well stocked gardens with parking in addition to 2 garages, all just a 'stones throw' from Mylor Creek, over which views are enjoyed to Trevellan Road and unspoilt countryside.

Key Features

- Detached, individual, dormer-style house
- Views over Mylor Creek to surrounding countryside
- Adaptable interconnecting reception rooms, including conservatory
- Well stocked, sheltered and private gardens
- To be sold for the first time in almost 25 years
- 5 bedrooms and 2 bathrooms
- 2 garages, additional parking and extensive cellarage
- EPC rating E



THE PROPERTY

Believed to date from the turn of the last century, 'Pentreath' was, we understand, extensively remodelled and extended by a previous owner, prior to our client's purchase in 2002.

The property occupies a highly discreet and almost 'hidden' position, close to Mylor Boatyard at Tregatreath, with many rooms enjoying an attractive outlook between neighbouring properties to Mylor Creek, Trevellan Road, the village and surrounding countryside. A short walk leads to Waterings Road which, in turn, brings you into the centre of the village, which offers exceptional day-to-day amenities including a highly regarded county primary school, village stores, butchers, salon, doctors' surgery, dentist, newsagents, active community hall, church, garage and bowling club etc - one of Cornwall's finest villages.

Accessed via a covered veranda with climbing clematis montana, a deep hall leads to three ground floor bedrooms which are equally ideal as study's or sewing room etc. There is a ground floor bathroom which serves these bedrooms with, upstairs, two further large double bedrooms, both of which are double aspect, one of which enjoys particularly good views, and which are served by a second bathroom.

The reception rooms currently interlink and comprise a dining room with broad archway opening into a lounge with Calor gas fired 'log-burner'. A doorway opens into a large conservatory extension which overlooks and directly opens onto the private, sunny, well enclosed side and rear gardens, and there are internal doorways which lead from both the conservatory and the dining room into a 'central' kitchen.

There is a large 'back kitchen' or utility room with boiler and laundry facilities etc, two garages are located to the side of the house, between which there is additional parking, with the driveway leading to one additional property behind. There is extensive cellarge with almost full head height, accessed from within the attached garage, and the front, side and rear gardens contain a mass of flowerings shrubs and specimen trees, including a magnificent magnolia tree to the rear. Paved and gravelled pathways provide ease of access around the property, with the rear garden area also containing a useful store/potting shed, greenhouse and compost area etc.

THE ACCOMMODATION COMPRISES

SHELTERED VERANDA

Steps from the front garden, sitting area, providing a sheltered entrance to the front of the house with exterior courtesy lighting and small pane front entrance door opening into the:-

RECEPTION HALL

High level cupboard housing electrical meters and fuses, turning staircase rising to the part galleried first floor landing, built-in storage cupboard, central heating thermostat.

DINING ROOM

An attractive and versatile through room with double casement doors opening onto the front veranda. Radiator, wall light points. Archway into the kitchen and a broad archway opening into the:-

SITTING ROOM

Broad replacement uPVC double glazed window to the front elevation overlooking the gardens to the outskirts of the village. Radiator, fireplace with raised slate hearth and fluted timber surround. Wall light points, double casement doors with sealed unit double glazed panels opening into the:-

CONSERVATORY

A superb addition to the property, enjoying a sunny southerly aspect, of block and sealed unit uPVC double glazed construction under a tall, pitched, polycarbonate roof. Ceramic tiled flooring, double doors overlooking and opening onto the gardens, sliding casement door to the:-

KITCHEN

Fitted with a comprehensive range of wall and base units with round edge worksurfaces between with complementary tiled splashbacks. Integrated Neff fridge and freezer cabinet, Neff four-ring ceramic hob with illuminated stainless steel canopy over and Neff oven/grill below. Space and plumbing for dishwasher. Inset downlighters, exposed timber flooring, stainless steel sink unit with mixer tap with further cupboards above and below.

BEDROOM FIVE/STUDY

A particularly bright, west-facing room with double sash windows to the front elevation overlooking the gardens. Picture rail, radiator, built-in shelved storage cupboard.

BEDROOM THREE

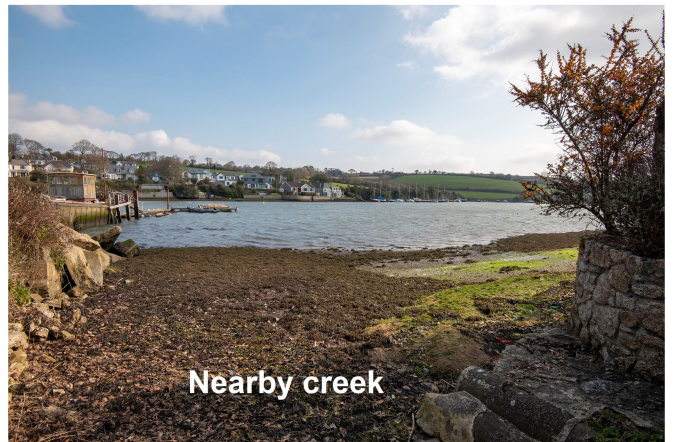
Sash window to the side elevation with views over Mylor Creek to Trevellan Road and surrounding countryside. Full height built-in shelved cupboard, under-stair storage area, radiator.

BEDROOM FOUR

Sash window to the side elevation, again enjoying an attractive outlook to the boatyard, creek, village outskirts and countryside beyond. Picture rail, radiator.

FAMILY BATHROOM

Three-piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with Mira instant shower. Inset downlighters, extractor fan, part tiled walls, obscure glazed window to the conservatory, strip light/shaver socket, radiator.





UTILITY ROOM

A highly useful ancillary area with Worcester Greenstar boiler providing domestic hot water and central heating. Space for tall fridge/freezer, tall storage cupboards, broad fitted worksurface with inset double bowl stainless steel sink unit with recesses below for washing machine and tumble dryer etc. Replacement uPVC double glazed window and part glazed door overlooking and opening onto the rear gardens.

FIRST FLOOR

LANDING

Part galleried with turning staircase rising from the reception hall. Replacement uPVC double glazed dormer window to the side elevation with views of the creek, village outskirts and surrounding countryside. Exposed ceiling beams, panelled doors to the upstairs rooms.

BEDROOM ONE

A delightful, bright, triple aspect room with two broad uPVC double glazed windows to the rear elevation overlooking the gardens and surrounding properties to the creek and unspoilt countryside beyond. Replacement uPVC double glazed dormer windows to both side elevations, both with fitted storage lockers. Exposed ceiling beams, radiator, range of full height fitted wardrobes and storage lockers.

BATHROOM/WC

White three-piece suite comprising a low flush WC, wash hand basin set in tiled vanity unit with cupboards below, panelled bath with Mira instant shower and glazed shower screen. Extractor fan, replacement uPVC double glazed window to the side elevation, strip light/shaver socket, part timber panelled walls, exposed ceiling beams, radiator.

BEDROOM TWO

Replacement uPVC double glazed windows to both side elevations, once again enjoying a view to the creek, boatyard, village and surrounding countryside. Fitted storage lockers, exposed ceiling beams, radiator, door to walk-in shelving storage area with light and access to additional eaves storage space.

THE EXTERIOR

'Pentreath' is situated close to the entrance to Tregatreath Boatyard, opposite an open field, with a driveway which leads beyond 'Pentreath' to one other property, 'Hengarth'.

GARAGE ONE

A detached garage of block construction under a pitched roof with matching interlocking concrete tiles. Electronic roller door, light and power connected, workshop/storage area.

GARAGE TWO

Attached to the property with pitched roof and electronic up-and-over timber door. Light and power connected, courtesy door to the rear and internal door to the:-

EXTENSIVE CELLARAGE

A highly useful feature with reasonably good head height, light and power connected, workshop space and access for pipework etc to the other sub-floor areas.

ADDITIONAL PARKING

For further vehicles if required, between the two garages, where there is courtesy lighting, double timber gates onto the rear gardens, an exterior cold water tap and additional access to the basement areas.

FRONT GARDENS

Gate and steps lead from the rear of the lean-to garage onto an attractive and well enclosed front garden which comprises a broad level lawn, pathway which leads to the front veranda and continues around to the front and side of the house, and mature borders including palms, conifers, camellias, rhododendrons and holly tree etc.

The pathway continues to the side of the house where there is a further raised shrub border and a slate paved sun terrace lies adjacent to the conservatory with casement doors to the accommodation, as well as to the rear kitchen.

REAR GARDENS

Well enclosed to all boundaries with block walling and timber fencing, with further beds containing mature camellias, roses and other specimen plants. Circular paved patio with sunny southerly aspect, further lawned area and magnificent magnolia tree. A gravelled terrace extends across the back of the house where there is a useful garden implement store/potting shed, with further gravelled terracing to the side and rear of the detached garage where there is ample storage for compost bins etc, as well as the oil storage tank, greenhouse and area of decking, which enjoys a particularly attractive and sunny aspect over the rear gardens and property, in a south-westerly direction.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Oil fired central heating.

COUNCIL TAX

Band E – Cornwall Council.

TENURE

Freehold.

VIEWING

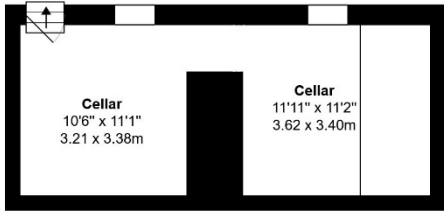
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

From the centre of the village, proceed to the bottom of Lemon Hill passing the shop, butchers and doctors surgery on the left-hand side. At the mini roundabout, take the left-hand fork onto Waterings Road and proceed in the direction of Mylor Harbour. Close to the outskirts of Mylor Bridge you will reach 'Six Turnings' where you need to turn immediately left into Tregatreath. 'Pentreath' will then be found after a short distance on the right-hand side.



FLOOR PLAN

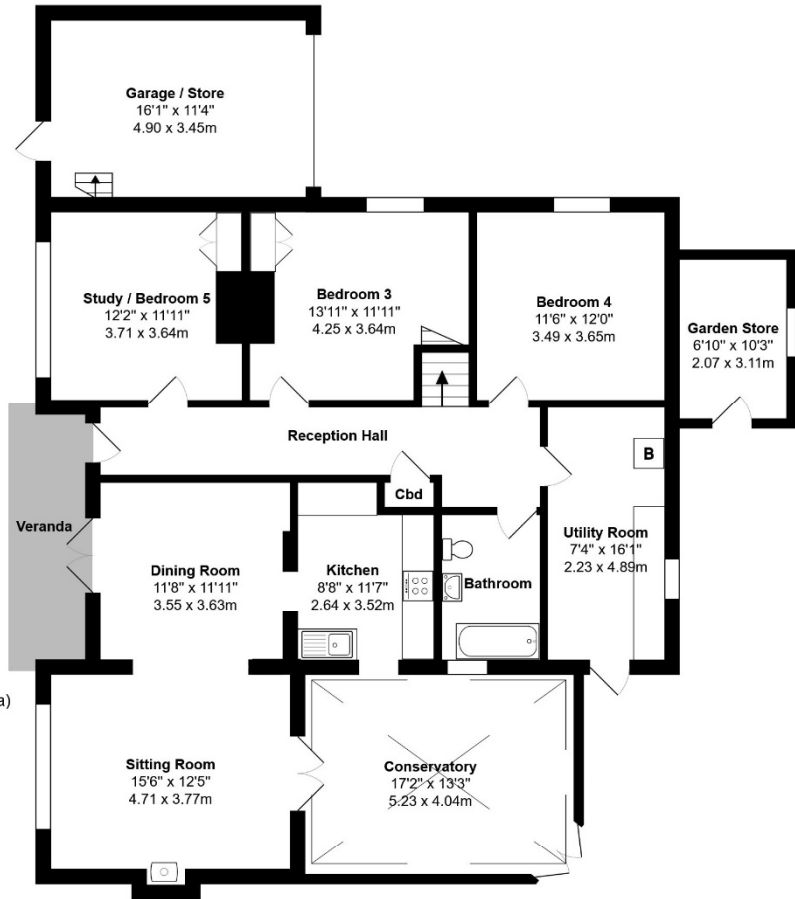


Basement
Approx Area: 26.4 m² ... 284 ft²

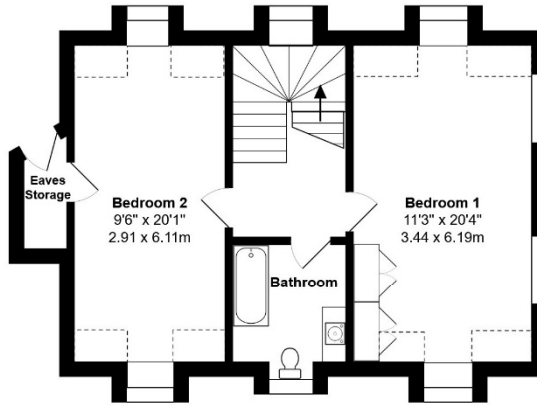


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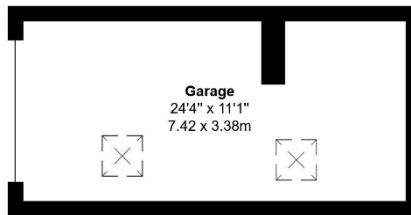
Total Approx Area: 257.8 m² ... 2774 ft² (excluding garden store, veranda)
All measurements are approximate and for display purposes only



Ground Floor
Approx Area: 151.4 m² ... 1630 ft²



First Floor
Approx Area: 55.0 m² ... 592 ft²



These particulars have been prepared as a general guide only for prospective purchasers. Although every effort has been made to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the building, services, appliances and any fixtures and fittings. All measurements, dimensions, acreages and distances are approximate and should not be relied upon for accuracy. All buyers should rely on their own surveys and investigations in connection with a purchase of the property.