



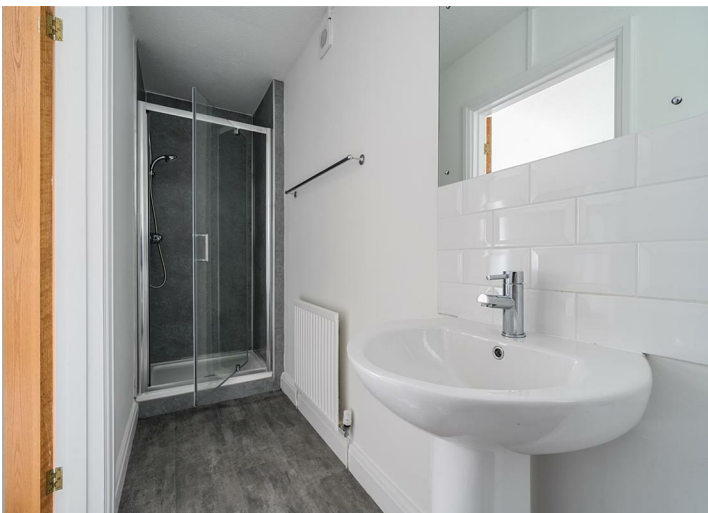
5 Creekside View, Tresillian, Truro, TR2 4BS

Guide Price £550,000

Constructed c. 1988, a detached, individual house of reverse-level design, providing extremely well proportioned and versatile 3 bedroom, 3 bath/shower room accommodation with semi open-plan reception rooms, opening onto a southerly-facing balcony, with all main rooms enjoying elevated views to Tresillian River and wooded countryside beyond. Gardens back onto open farmland, and the cathedral city of Truro is just 2 miles distant.

Key Features

- Detached individual house
- Cleaned, decorated and recarpeted throughout
- Intriguing reverse-level design
- Immense integral garage and ample off-road parking
- Elevated position with river and woodland views
- 3 double bedrooms and 3 bath/shower rooms
- Living areas opening onto landscaped rear gardens
- EPC rating B



THE PROPERTY

Number 5 Creekside View was constructed, we understand, circa 1988, to a reverse-level design to maximise upon the elevated views from the front elevation over Creekside View to the Tresillian River and unspoilt wooded countryside beyond.

An immense integral garage provides scope for conversion to further accommodation, if required, subject to consents, with the three existing bedrooms all being double size, two of which have private en-suite facilities, in addition to which there is a family bathroom. The living room opens onto a broad southerly-facing balcony and, to the rear, the dining room, kitchen and utility room overlook and open onto attractively landscaped gardens, which include a broad sun terrace, shrub borders and lawn which extends to the rear boundary which abuts unspoilt farmland.

There is double glazing throughout, all mains are connected and there is a gas fired central heating system supplemented by solar panelling. In all, an ideal home, for families and retirement purchasers alike, just two miles from the outskirts of the cathedral city of Truro.

THE ACCOMMODATION COMPRISES

uPVC entrance door with glazed inserts and side screen open directly from the broad and extensive forecourt into the:-

ENTRANCE PORCH

Sliding door with aluminium screen leading to the:-

RECEPTION HALL

Internal courtesy door to the garage, telephone point, radiator, broad, easy rising staircase with turned balustrade leading to the part galleried first floor landing. Deep walk-in under-stair storage cupboard.

GROUND FLOOR BEDROOM (TWO) SUITE

Broad uPVC double glazed window to the front elevation, radiator, TV aerial socket, door to the:-

EN-SUITE SHOWER ROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin with mixer tap and metro tiled splashback, panelled shower cubicle with mains-powered shower. Extractor fan, radiator, wall mirror, strip light/shaver socket, double glazed window to the side elevation.

FIRST FLOOR

PART GALLERIED LANDING

Study area with uPVC double glazed window to the front elevation enjoying an elevated view over Tresillian and the upper reaches of the creek to rolling, wooden countryside beyond. Coved ceiling, radiator.

SEMI OPEN-PLAN L-SHAPED LOUNGE AND DINING ROOM

A superbly proportioned, light, triple aspect room - highly versatile - with archway providing distinct lounge and dining areas.

LOUNGE AREA

Coved ceiling, oak-effect flooring, cut slate fireplace with hardwood mantel and raised slate hearth. Sliding double glazed doors with matching side screens opening onto the front balcony, enjoying elevated views over Creekside View to the river and rolling, wooded countryside beyond. Two double radiators, TV aerial sockets.

DINING AREA

Window to the side elevation and sliding uPVC double glazed door opening onto and overlooking the well enclosed rear gardens. Radiator, coved ceiling, serving hatch from the kitchen.

KITCHEN/BREAKFAST ROOM

Comprehensively appointed with a full range of wall and base units with ample round-edge worksurfaces between with complementary tiled splashbacks. Broad uPVC double glazed window to the rear elevation overlooking the gardens, cooker recess with panel point, tray recess, double drainer stainless steel sink, Lamona four-ring ceramic hob with illuminated extractor canopy over. Recess with plumbing for dishwasher, space for upright fridge/freezer. Radiator, door to:-

UTILITY ROOM

A well proportioned ancillary area with uPVC double glazed door and window overlooking and opening onto the rear gardens. Full depth fitted worksurface with tiled splashback, inset stainless steel sink unit with mixer tap, cupboards under and space with plumbing for washing machine etc. Radiator.

BEDROOM ONE

Broad uPVC double glazed window to the front elevation, again enjoying an elevated outlook over Creekside View to wooded countryside beyond. Radiator, telephone point, door to:-

EN-SUITE SHOWER ROOM/WC

White three-piece suite comprising a low flush WC, pedestal wash hand basin with metro tiled splashback, panelled shower cubicle with mains-powered shower. Extractor fan, radiator, wall mirror, strip light/shaver socket, uPVC double glazed window to the side elevation.

BEDROOM THREE

Broad uPVC double glazed window to the side elevation, radiator.

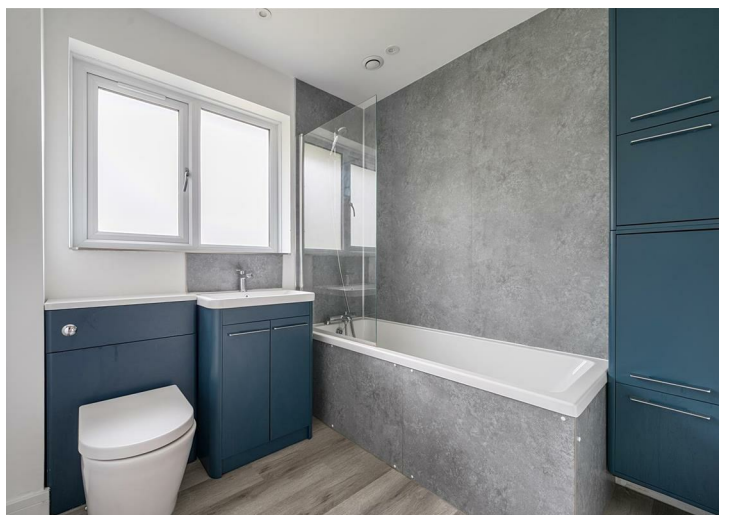
FAMILY BATHROOM/WC

White three-piece suite comprising a low flush WC with concealed cistern, wash hand basin with mixer tap and cupboards below, panelled bath with mixer tap with shower attachment and glazed shower screen. Medicine cabinet, inset downlighters, tall towel rail/radiator, obscure uPVC double glazed window to the rear elevation.

INTEGRAL DOUBLE GARAGE

Electronic metal up-and-over door, GivEnergy PV Hybrid Inverter and rechargeable li-ion battery. Worcester gas fired boiler, electric meters and fuses, high level window to the side elevation, light and power connected, internal courtesy door to the accommodation.

THE EXTERIOR



FORECOURT

Double gateposts open onto a tarmacadamed driveway and forecourt providing space for numerous vehicles in addition to the integral double garage.

FRONT GARDENS

Lawned areas to either side of the forecourt, pathways to either side leading to the rear gardens.

REAR GARDENS

A feature of the property, comprising an almost full width paved patio/sun terrace with courtesy doors from the accommodation and retaining walls with central steps leading onto a lawned area. The whole well enclosed by close-lap timber fencing and mature hedging, enjoying a high degree of sunshine, privacy and shelter.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating with supplementary solar panelling.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

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

DIRECTIONAL NOTE

From Truro, take the A38 to St Austell. Shortly after entering the village of Tresillian, keeping the creek on your right-hand side, take the left-hand turning into Creekside View. Number 5 will then be found after a short distance on the left-hand side.





Floor Plan

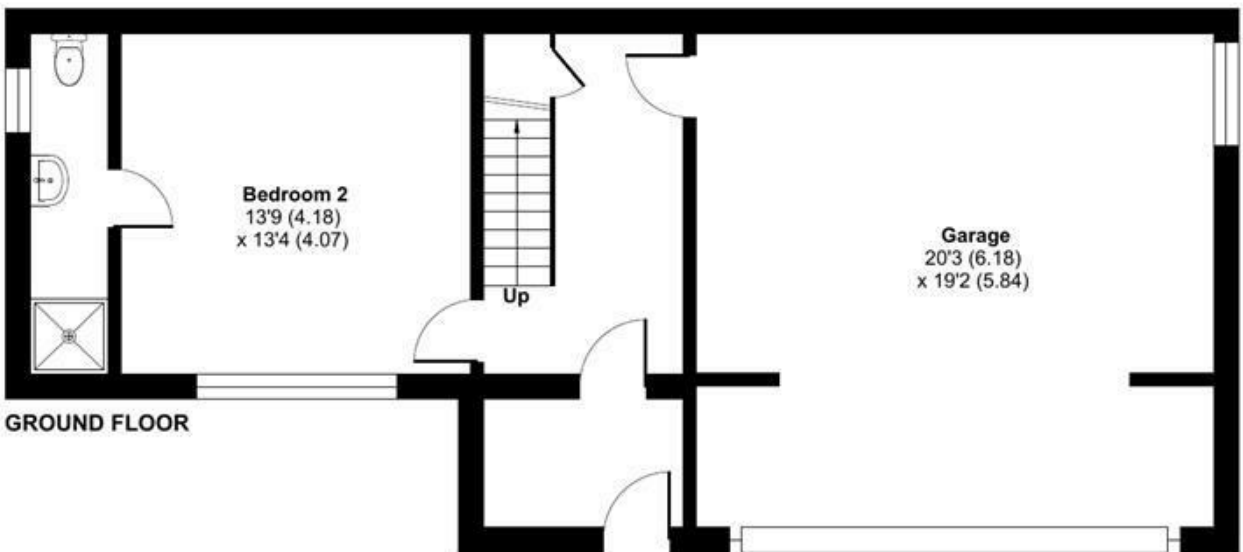
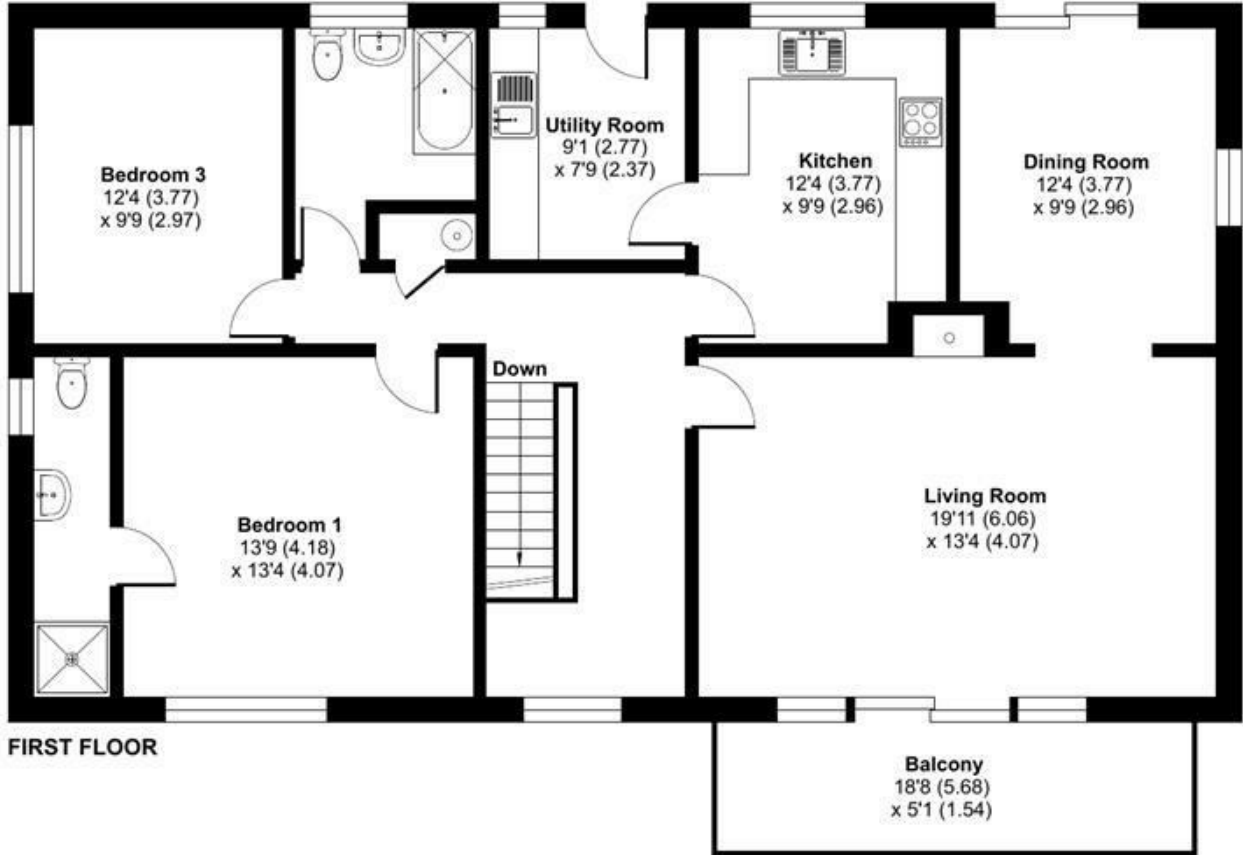
Creekside View, Tresillian, Truro, TR2

Approximate Area = 1602 sq ft / 148.8 sq m

Garage = 388 sq ft / 36 sq m

Total = 1990 sq ft / 184.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Laskowski & Company. REF: 1446356