



Harefield, Crelow Gardens, Stithians, Truro, TR3 7RN

£395,000

To be sold for the first time in almost 25 years; an incredibly rare opportunity to acquire a sizeable, Grade II Listed 3 bedroom residence, forming part of the historic Crelow Estate, believed to date back to early-mid 19th century. 'Harefield' offers character features such as high ceilings, tall sash windows and open fireplaces particularly noticed within the palatial living/dining room. A sweeping driveway from Church Road is bordered by established grounds providing access to the property and allowing for plentiful parking, sizable lawned garden with numerous sunny sitting out spaces and small rear courtyard. In all, an exceptional opportunity to own a piece of local heritage, combining village charm with the convenience of nearby amenities and excellent access to Truro, Falmouth, and Redruth.

Key Features

- Historic Grade II Listed property
- Surrounded by established grounds with much privacy
- Moments from the main village thoroughfare
- Plentiful driveway parking
- 3 double bedrooms, 1 bathroom
- Charming period features
- Part of the renowned Crelow Estate
- EPC rating D



THE ACCOMMODATION COMPRISES

From the driveway and parking area, a paved pathway gently rises to an entranceway with part panelled and glazed door, together with exterior courtesy light. Door opens into the:-

ENTRANCE HALLWAY

High ceilings, stairwell rising to first floor level. Tile-effect flooring, exposed stone wall with mounted coat hooks and shoe storage. Part-feature panelled wall to waist height. Ceiling light, panel door to the living/dining room and opening with part-exposed stone wall leading into the:-

KITCHEN

Particularly characterful, with oak flooring, high ceiling and feature red brick arched recess with exposed stonework surrounding and recess housing Cookmaster electric oven with five ring gas hob and adjacent Worcester boiler set under an oak worksurface. The remainder of the kitchen provides an array of cream coloured panel units set both above and below an oak worksurface including stainless steel sink with drain and swan neck tap, along with built-in appliances to include fridge and freezer, Electrolux dishwasher and space and plumbing for washing machine. Tiled splashback at mid-point. Ceiling spotlights. Plentiful light via a part glazed rear entrance door with matching glazed side panel and header, providing a snapshot view over the nearby countryside and access to the rear courtyard.

LIVING/DINING ROOM

A magnificent room, once again, providing an array of character features including ceiling rose with elaborate hanging light with heavy cornicing, recessed and tall four pane sash windows to the side elevation, high skirtings and broad walk-in bay window to the front elevation providing a pleasant outlook over the deep front garden, driveway and parking area. Central fireplace with slate hearth, painted timber mantel and surround, and Dimplex electric stove. Columned radiator, further hanging light to bay window. Wall-mounted heating thermostat, under stair corner cupboard providing excellent storage, with the addition of a raised and mounted water tank. TV aerial point, telephone point.

FIRST FLOOR

LANDING

Part-galleried to stairwell below. Panel doors providing access to bedrooms one, two and three, together with main bathroom. Loft hatch, columned radiator, two wall lights.

BEDROOM ONE

A well proportioned double bedroom with recessed four pane sash window, radiator under, and outlook over the courtyard below and countryside beyond. Hanging light, picture rail, high ceiling.

BEDROOM TWO

Situated to the front of the property, once again, with recessed four pane sash window. High ceiling, hanging light, radiator.

BEDROOM THREE

A small double with four pane sashed window to side elevation with deep sill and outlook over the neighbouring countryside. Louvre-fronted doors to built-in wardrobe. Radiator, ceiling light, picture rail. High ceiling.

FAMILY BATHROOM

Comprising low flush WC, wash hand basin with cupboard under, and corner bath with separate hot/cold taps, shower curtain and Mira Go electric shower. Tile-effect flooring, radiator, ceiling light, inset downlight. Four pane sash window with part-obscure glazing. Tiling to sink and bath area. Feature wall panelling surrounding WC.

THE EXTERIOR

REAR COURTYARD

A small paved area facing almost due-south and commanding plentiful sunshine throughout the day. Calor Gas bottles providing fuel for stove in kitchen. Slatted fencing. We understand the rear courtyard allows for an access, retained by Harefield, leading round to garaging behind Crelow House. In all, a pleasant outdoor area in which to enjoy the afternoon sunshine.

FRONT DRIVEWAY AND GARDEN

From the sweeping approach providing access for a select number of properties along Crelow Gardens, Harefield is located along an unmade deep driveway which leads into a private entranceway, providing plentiful parking for several vehicles. Established borders surrounding the garden are stocked with specimen plants, shrubs and trees including camellias, palms, rhododendrons, copper beach, sycamore trees and so on together with low-lying granite walls and a broad area of lawn providing for a superb garden capturing plentiful sunlight and offering tranquil outside space in which to enjoy, particularly in spring and summer months. A paved pathway continues around the front of the property, leading to an oil tank. Slabbed areas provide a hardstanding for garden structures such as a summer house, shed etc.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating.

COUNTIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

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



Floor Plan

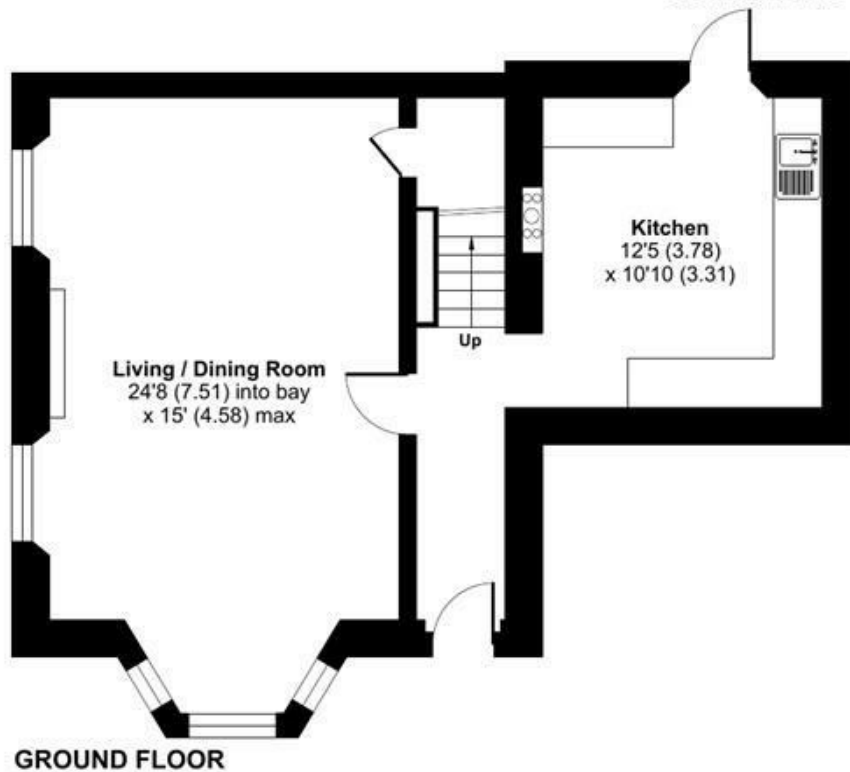
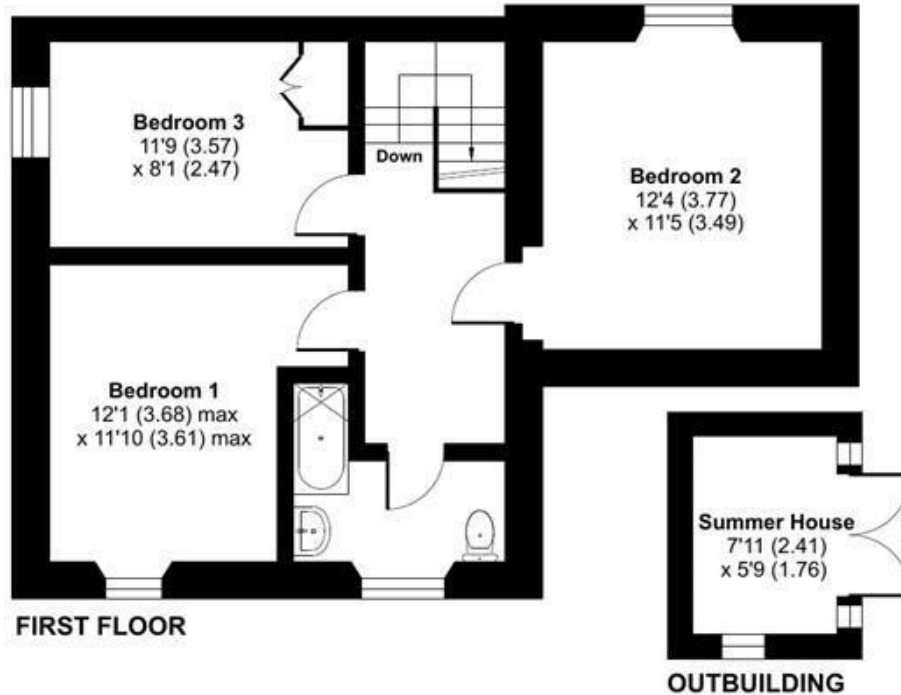
Crellow Gardens, Stithians, Truro, TR3

Approximate Area = 1100 sq ft / 102.1 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1146 sq ft / 106.3 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). © nidecom 2025. Produced for Laskowski & Company. REF: 1318565