

Trenance House

Nancegollan, TR13 0AR





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This charming and characterful family home situated in the picturesque village of Nancegollan, offers a delightful blend of period features and modern living. With four generously sized bedrooms and two well-appointed bathrooms, this home is perfect for families or those seeking extra space. The beautifully presented interiors boast spacious and flexible accommodation, allowing for a variety of living arrangements to suit your needs. The property features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. A standout feature of this home is the one-bedroom annexe, which presents an excellent opportunity for letting or accommodating dependent relatives, providing both privacy and convenience. Outside, you will find good-sized, well-manicured gardens that offer a tranquil retreat, perfect for enjoying the outdoors. The property also benefits from off-road parking for several vehicles and a garage & workshop, ensuring ample space for family and visitors alike. Situated in a sought-after rural position, this home is conveniently located for easy access to both coasts, making it an ideal base for exploring the stunning landscapes of Cornwall. This delightful property truly encapsulates the charm of country living while providing all the modern comforts one could desire. Don't miss the opportunity to make this enchanting house your new home.



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Guide price - £624,800

Location

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praze-an-Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

Accommodation

GROUND FLOOR

Porch into entrance hall

Sitting room

Kitchen/breakfast room

Side porch

Scullery

Cloakroom

Pantry

Utility area

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

W/C

Bathroom

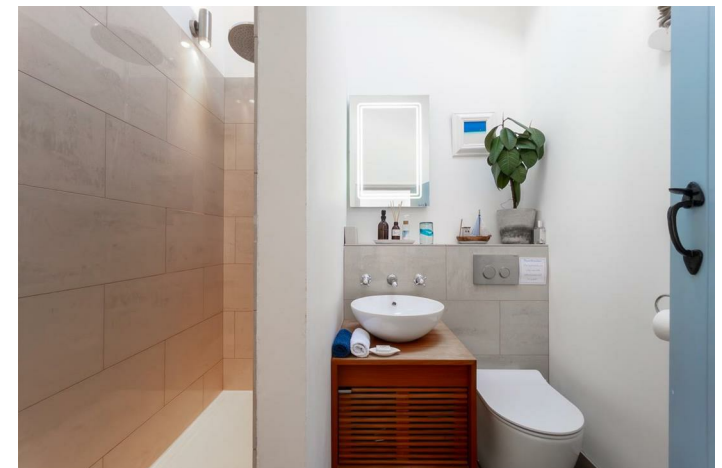
Annexe

The attached annexe with separate entrance provides great flexibility and can be utilised in a number of different ways depending on whether you have a dependent relative or looking for a potential income revenue.

Entrance Porch

Study

Bedroom with en-suite





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 25 | 74 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Outside

The property benefits from a wonderful size plot, presented mainly as well manicured gardens affording good hours of sunshine. There are a number of patio areas, well stocked gardens with planted beds & borders, ponds, growing areas, green house and garden sheds.

Garage & workshop

Incredibly useful space, fully equipped with power and light.

Parking

The property provides off road parking for several vehicles, laid to loose stone.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Freehold tenure.

Council Tax Band- D**What3Words**

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Anti Money Laundering Regulations – Purchasers

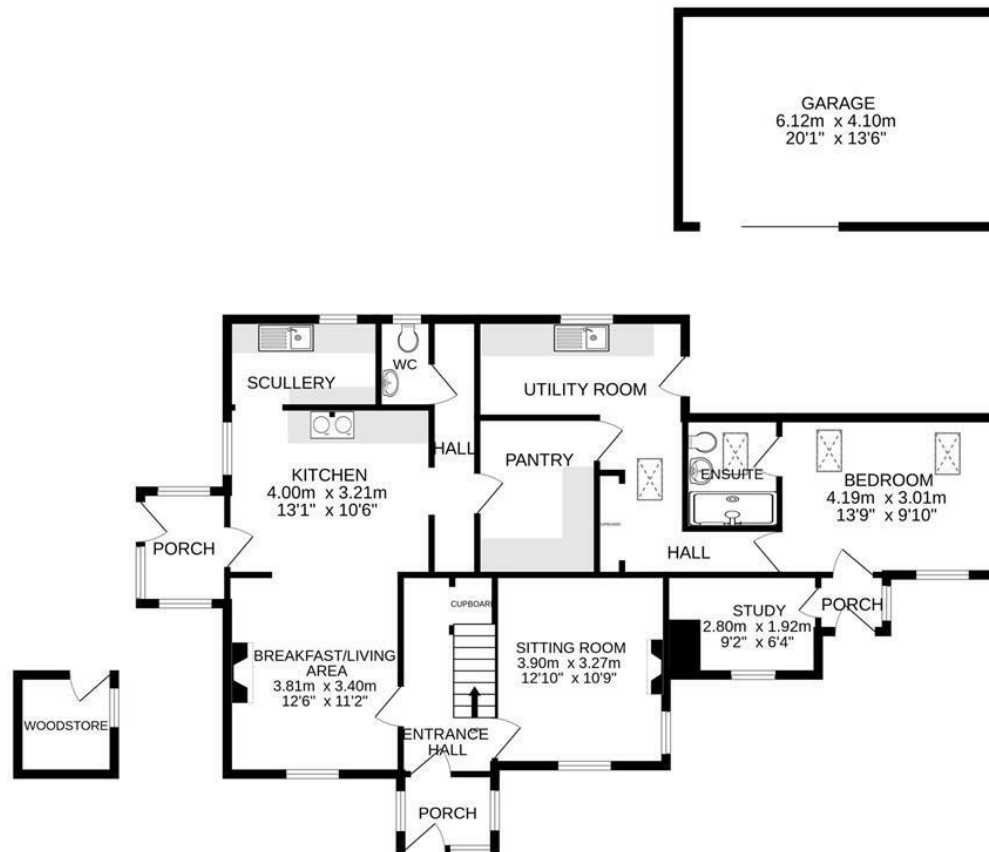
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

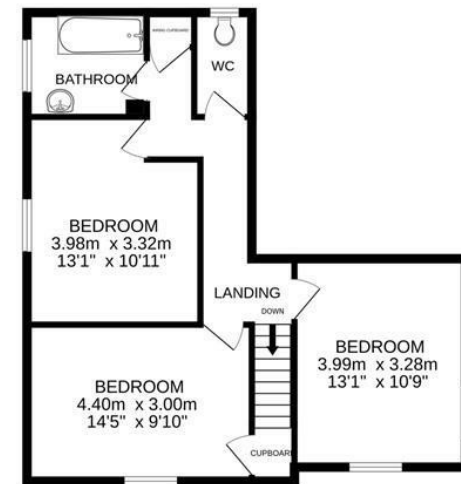
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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