



TREFFERY HOUSE
VENTONGIMPS

CALLESTICK
TR4 9HE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TREFFERY HOUSE VENTONGIMPS CALLESTICK TR4 9HE

DETACHED FORMER FARMHOUSE WITH
OUTBUILDINGS AND LAND

Grade II listed house in a quiet rural area between Truro and the north Cornish coast.

Beautifully renovated with many character features and now a lovely family home.

Hallway, large sitting room with inglenook, dining room, kitchen and utility on the ground floor.

4/5 bedrooms and 2 bathrooms on the first floor. Oil-fired central heating.

Various outbuildings including former cart-house and long single storey range with conversion potential (subject to consent).

Land of approximately one acre but more available subject to negotiation.

Freehold. EPC Band - E Council Tax Band - F

PRICE GUIDE £725,000

Philip Martin

PHILIP MARTIN

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GENERAL REMARKS AND LOCATION

In many respects Treffery House is the epitome of a traditional Cornish farmhouse. With Georgian origins the property is believed to have been restored in the late 19th century and hence there are character features from both periods including the splendid wide sash windows and internal features such as panelled doors, exposed floorboards and period fireplace surrounds. There are two staircases to the first floor and two bathrooms serving the 4/5 bedrooms. The current owners have carefully restored and updated the house during their 25 year ownership and hence it is now a lovely family sized home seemingly deep in the country side but very convenient for Truro and the A30.

The property is part of the cluster of dwellings located at Lower Ventongimps geographically between Ventongimps and Callestick and within just a couple of miles from the main A30. It is a very convenient location for access to all parts of the county but just 5 miles from Treliske Hospital and a similar distance from the north Cornish coast at Perranporth.

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

THE HOUSE

The house is Grade II listed. It is a very handsome building with natural mellow stone elevations featuring large white painted sash windows and a natural slate roof. Internally the house has been carefully restored and whilst having enormous character it is also well appointed and ready to move into without further expense.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

with tessallated tiled floor and door leading into:

HALLWAY

with stairs rising to the first floor. Two walk-in cupboards (one used as an Airing Cupboard) and slate paved floor. Radiator.

SITTING ROOM

6.15m x 5.41m (20'2" x 17'9")

a dual aspect room focusing to a magnificent inglenook fireplace with huge granite lintel and wood-burner inset on granite hearth and also featuring a clome oven. built-in shelved cupboard to one side (currently doubling up as office/computer space), exposed timber flooring and secondary stairs rising to the first floor. 2 radiators.



DINING ROOM

4.29m x 3.68m (14'1" x 12'1")

with period fireplace surround and inset arched grate and exposed timber flooring. 2 radiators.

KITCHEN

5.36m x 2.34m (17'7" x 7'8")

fitted with a range of base cupboards and drawers and matching wall mounted cabinets. Work surface area with one and a half bowl ceramic sink and drainer inset. Dual fuel LPG Rangemaster cooker and extractor hood above. Space and plumbing for dishwasher. Exposed timber flooring.

UTILITY ROOM

2.49m x 1.98m (8'2" x 6'6")

with a range of fitted base cupboards and matching wall mounted cabinets. Work surface area with sink and double drainer inset. Stable door to the outside.

FIRST FLOOR

LANDING

with delightful coloured glass window to the rear elevation.

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BEDROOM 1

4.39m x 3.02m (14'5" x 9'11")
with deep built-in cupboard, period fireplace surround with decorative tiles and grate set within. Radiator.

BEDROOM 2

4.34m x 3.71m (14'3" x 12'2")
with period fireplace surround and exposed timber flooring. Radiator.

BEDROOM 3

4.34m x 2.26m (14'3" x 7'5")
Radiator.

BEDROOM 4

3.07m x 2.36m (10'1" x 7'9")
with door to bedroom 5. Radiator.

BEDROOM 5

3.20m x 2.59m (10'6" x 8'6")
approached through bedroom 4 but also accessed independently from the secondary staircase. Radiator.

BATHROOM 1

panelled to half height and with suite comprising period-style double-ended bath with mixer shower, pedestal wash basin and high level wc. Black and white tiled floor. Combined radiator and towel rail.

BATHROOM 2

with suite comprising bath, marble topped wash basin and wc. Combined radiator and towel rail.

THE OUTBUILDINGS

Adjoining the house and giving it considerable character there is a former CART-HOUSE (10'10" x 8'5") of attractive red brick construction and a STORE SHED to the rear.

To the other side of the house there is a SINGLE STOREY RANGE OF BUILDINGS (32'8" x 9'3" overall) currently used for storage but with possibilities for conversion to an annex or similar, subject to the necessary consents.

GARDENS AND LAND

To the front of the house there is a walled garden, much of which is paved and edged with a variety of climbing plants and perennials. At the rear there is a large paved courtyard ideal for sitting out and enjoying the views over the countryside. Here there is a GARDEN STORE (12'8" X 8'6") and a short flight of steps up to the farmland beyond. A feature of the courtyard is a small pond with waterfall. As previously mentioned an area of approximately ONE ACRE will be include in the sale for use as a paddock but there may be further land available by negotiation.



At the front of the house there is PARKING for several vehicles.

SERVICES

Mains electricity. Private drainage..

Private water supply from well located in land not forming part of the sale. This supply will continue on a temporary basis and the purchaser will be required to install a separate borehole water supply within 12 months of completion for their future use.

Oil storage tank for central heating. LPG for Rangemaster cooker.

NB. None of the services or appliances have been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

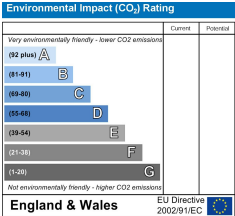
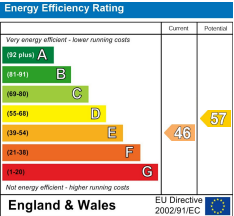
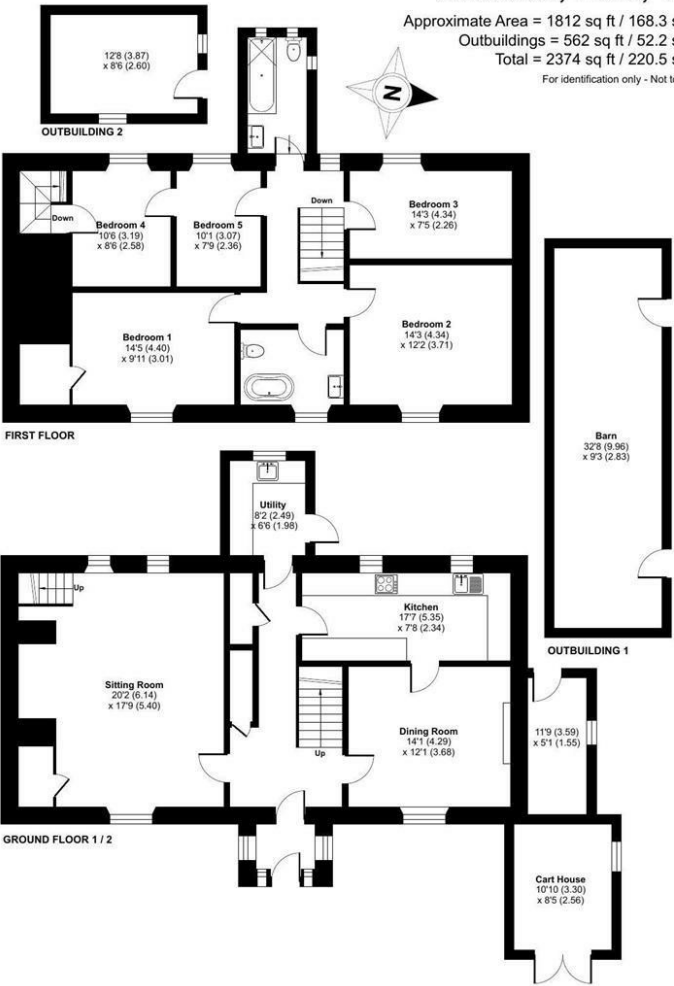
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

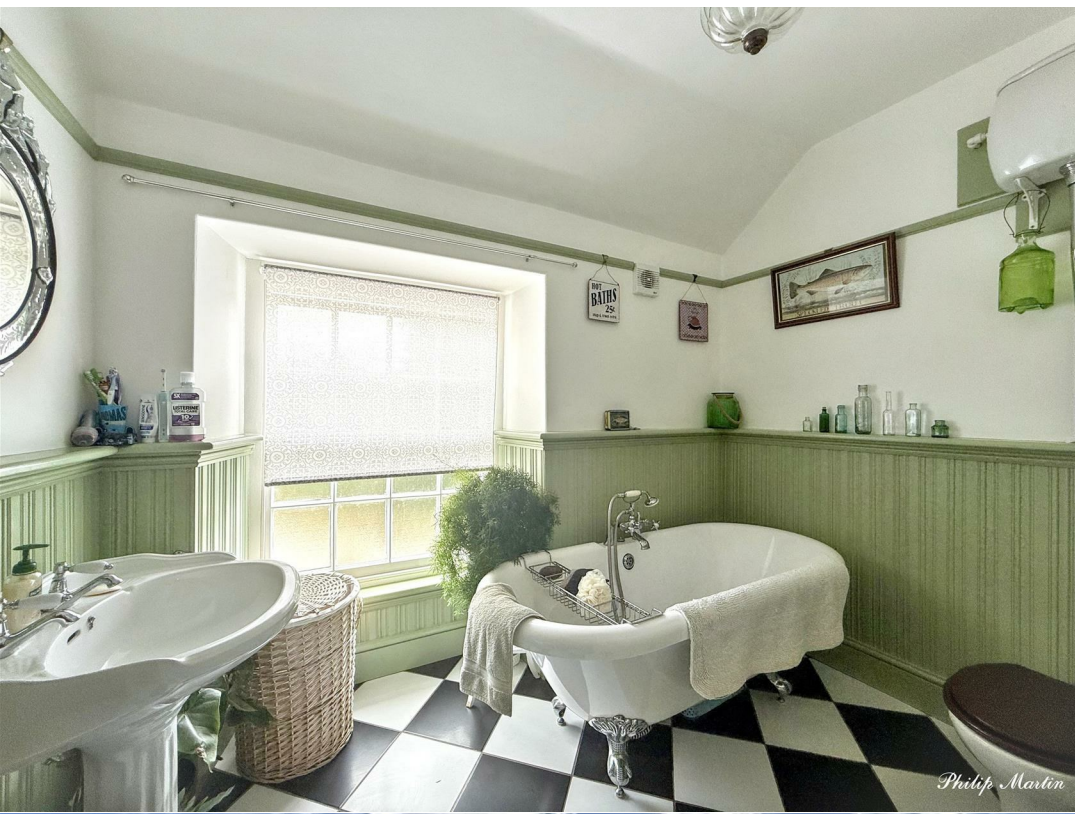
DIRECTIONS

Take the B3284 out of Truro in a northerly direction (towards Perranporth) and continue through Shortlanesend and Allet. After leaving Allet and at the roundabout (giving access to the A30) take the exit signposted to Perranporth and after crossing the flyover bear right again to proceed along the B3288. Continue along this road for just over half a mile before turning left where signposted "Ventongimps". Continue along this minor country road for a further half a mile and Treffery House will be located on the left hand side.

Callestick, Truro, TR4

Approximate Area = 1812 sq ft / 168.3 sq m
Outbuildings = 562 sq ft / 52.2 sq m
Total = 2374 sq ft / 220.5 sq m
For identification only - Not to scale







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