



Netherfield

Probus





3 Netherfield, Treviglas Lane, Probus, Truro, TR2 4LH

Number 3 Netherfield is a one of a kind home, privately positioned at the end of a quiet exclusive development and set within a substantial plot that includes woodland, front and rear lawns, and a distinctive moat approached by a bridge to the front door. Designed as an RIBA architect led self build, the property features a generous resin driveway, detached garage, and exceptional indoor-outdoor living across three levels. All three lower level bedrooms open directly onto the garden, while the middle floor's kitchen flows onto an almost 12 metre wide balcony via bi fold doors. The top floor unveils two elevated balconies nestled within the tree canopy, offering striking panoramic countryside views. Crafted with no expense spared, Number 3 Netherfield is truly unique in both setting and design.

Distances

Probus village centre – 350 yards; Trewithen House and gardens – 2.5; Waitrose – 4.4; Truro School – 5.3; Truro mainline railway – 6.2; Treiske hospital – 8.2; Pendower beach – 9; Mevagissey – 9.8; Porthcurnick beach (Hidden Hut, The Rosevine and Driftwood Hotel) – 10.6; Perranporth – 12; St Mawes – 13.5; Fowey – 17; Cornwall Airport – 14.2

(All distances are approximate and in miles)

The Location

The development is conveniently situated within walking distance of the wide range of amenities within this particularly well-served village and within proximity of everything needed to embrace all of south Cornwall's idyllic lifestyle.

Probus has a thriving community and offers an excellent range of day-to-day amenities including a parish church, GP, public house, primary school, farm shop, post office, village hall, and restaurants.

The nearby Roseland peninsula is bordered by the Fal Estuary to the west and St Austell Bay to the east. The area has been designated part of Cornwall's Area of Outstanding Natural Beauty for the quality of its landscape, unspoilt beauty and coastal scenery. In fact, it was one of Cornwall's only areas not to have been mined.

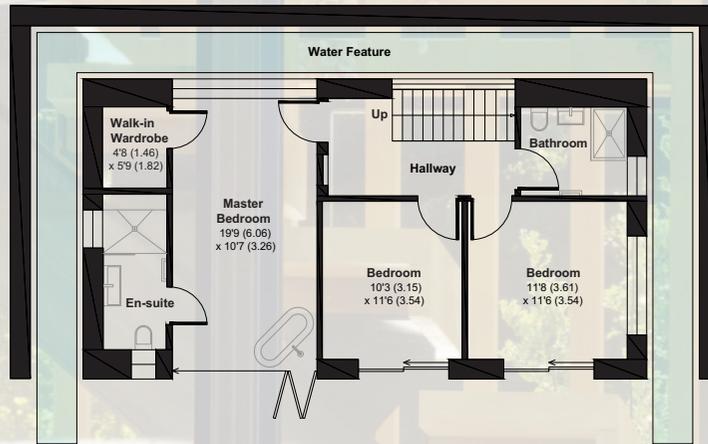
Explore the stunning scenery & secluded coves and walk-through wooded countryside and across scenic cliffs. Take a ferry from St Mawes to Falmouth, explore St Mawes Castle or hire a kayak and explore the Percuil River and creeks.

There are many beautiful beaches on the Roseland Peninsula, great for swimming, sunbathing, rock pooling and water sports. For a secluded spot, try Caerhays; for plenty of space try the sandy beaches of Carne and Pendower; for rock pooling try Portholland or Portscatho.

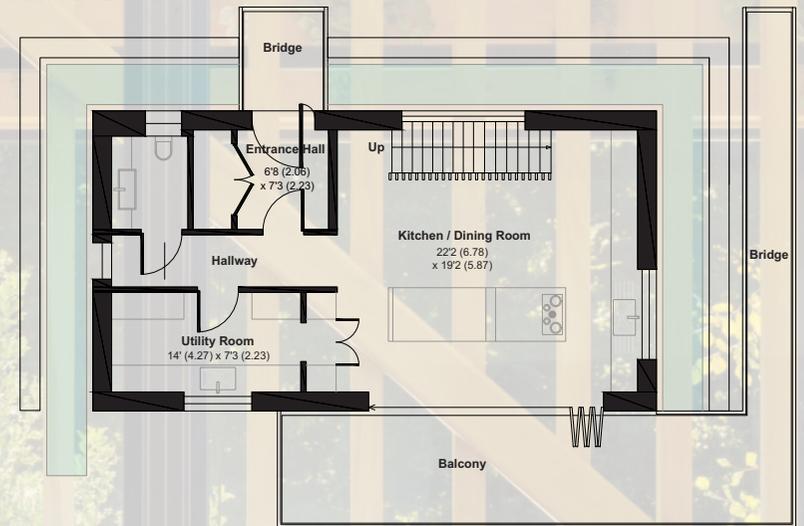
Some of Cornwall's best hotels and restaurants are located on the Roseland, including The Rosevine, Driftwood, The Standard, Luggar and the more rustic Hidden Hut.



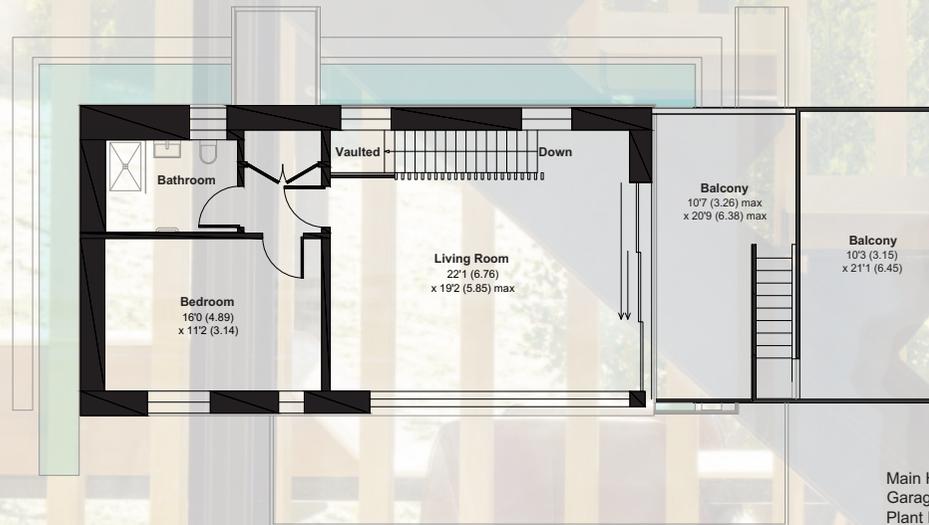
LOWER GROUND FLOOR



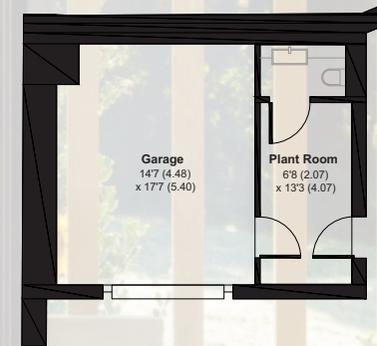
GROUND FLOOR



FIRST FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	98 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For identification only - Not to scale

Main House = 2325sq ft / 215.99sq m
 Garage = 256sq ft / 23.78sq m
 Plant Room & WC = 122sq ft / 11.33sq m
Total = 2703sq ft / 251.12sq m

Kitchen Balcony = 312 sq ft / 28.9sq m
 Living Room Balconies = 448sq ft / 41.62sq m
Total Balcony Area = 760sq ft / 70.60sq m

3 Netherfield, Trevigals Lane, Probus, TR2 4LH



FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.

The property

- Stunning contemporary modernist home
- Peaceful, secluded and tranquil setting
- Beautiful countryside views
- Striking entrance bridge crossing the moat creating a dramatic entrance
- Spacious reception lobby with bespoke fitted storage.
- Central hallway opening into the magnificent open plan kitchen/dining room:
 - Designed and installed by Torben Schmidt in collaboration with RIBA architect Jack Burr
 - Ceiling suspended kitchen island incorporating dining table and Bora hob
 - Corian worksurfaces and a full suite of integrated appliances including Miele ovens, dishwasher, fridge, freezer, and Quooker tap
 - Triple aspect room opening onto a full width balcony, seamlessly connecting indoor and outdoor living and capturing the stunning views
 - Floating oak staircase with floor to ceiling balustrade and integrated LED lighting, rising and descending to all floors
- Utility room and separate cloakroom / W.C
- Triple aspect sitting room enjoying the elevated countryside views and opening onto two interconnected elevated balconies that sit within the tree canopy.
- Guest suite enjoying with dressing area and en suite shower room, enjoying superb views
- Principal bedroom suite with garden access, free standing bath, dressing room, and a beautifully appointed en suite shower room
- Two further double bedrooms, both opening onto the gardens and enjoying the garden outlook.
- Family bathroom

The garden and parking

- Privately positioned at the head of this exclusive gated development.
- Electric gated entrance leading to generous resin driveway.
- Detached double garaging with adjoining plant room.
- Stunning gardens incorporating lawns, patios, terraces and multiple balconies, seamlessly designed to connect with the living spaces across all three levels.

Specification

Sustainability

- Full MVHR System: Mechanical Ventilation with Heat Recovery for constant fresh air and efficient heat retention.
- Ground Source Heating & Cooling: Underfloor system in every room on all three floors.

- High-Performance Building Fabric: Exceptional insulation to floors, walls and roof, with triple-glazed windows and doors.
- Integrated Attenuation Moat: Holds and releases rainwater at greenfield run-off rates, ensuring no increased flood risk.
- Private Treatment Plant: On-site foul water treatment with clean water discharged into the stream.

Bathrooms

- Hansgrohe brassware.
- Aquaroc vanity units, mirrors and bath.
- Atlas Italian porcelain tiles.

Kitchen

- Designed and installed by Torben Schmidt with RIBA architect Jack Burr, featuring a ceiling-suspended kitchen island.
- Miele high-end ovens.
- Quooker boiling-water tap.
- Bora Professional hob.
- Corian solid-surface worktops.

High Quality Finishes

- Silicone white render, standing-seam metal cladding, and Millboard exterior finishes.
- Spitfire pivot front door with fingerprint and app-based access.
- Ted Todd designer wood flooring.
- Floating oak staircase with floor-to-ceiling balustrade and integrated LED lighting.
- Frameless glass balustrades throughout.

What 3 Words

///masts.savers.mystery

Services, tenure and material information

Freehold. Mains electricity and water. Ground source heating and cooling. Underfloor heating throughout. Individual sustainable sewage treatment plant. Superfast broadband via full FTTP fibre offering speeds up to 900mb. Mechanical ventilation heating and cooling recovery system (passivehaus principle).

Council Tax : F

10 year new build warranty (Buildzone). Management company to oversee communal areas (£50 per month).

Directions

Travelling into Probus from Truro, proceed into the village and turn right into Treviglas Lane. Continue towards the bottom of the hill until reaching the gated entrance to Netherfield. Continue into the development and number 3 is the last property with gated access.





Tim May
Director



Ben Davies
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

