



Kea House



# Kea House 69 Fore Street

Tregony, Truro, TR2 5RW

Truro City 7.5 miles St Austell 8 miles Newquay 18 miles

A fantastic opportunity to acquire a beautifully refurbished, four/ five bedroom non-Listed period home extending to over 2,700 sq.ft.

- Extended Period Property
- 45' Kitchen/Dining/Family Room
- Scope For Parking
- Over 2700 Sq Ft
- Council Tax Band - E
- Four/ Five Bedrooms
- Contemporary & Stylish Design Room
- Three Bathrooms
- Sought After Village
- Freehold

## Guide Price £550,000

### SITUATION

Set in the heart of Tregony, the gateway to the Roseland Peninsula, this beautifully presented period home has been meticulously renovated, extended, and modernised while preserving its charming original features. The result is a surprisingly spacious family residence where contemporary open-plan living harmonises effortlessly with traditional character.

Tregony strikes a lovely balance between historic character and everyday practicality. Its storied past once a port, a market town, and political borough blends seamlessly with a warm, rural present. For residents (or potential buyers), it offers the tranquility of village life without sacrificing connection to the wider Roseland area. It's equally appealing as an ideal base for exploring Cornwall's quieter corners.

### DESCRIPTION

This beautifully renovated and extended early 1800s period home has been thoughtfully updated to combine historic character with modern comfort. Remodelled and extended in 2018, and rewired, insulated, and fitted with replacement windows the property presents a wonderfully refined and sympathetic refurbishment.

The entrance porch retains its original door, setting the tone for the charm found throughout. A full-width sitting room features panelling, a window seat, and an original internal door leading to the hall. The high-quality German kitchen includes a central island with a cast concrete top, a composite granite sink, integrated appliances including dishwasher, induction hob, and two ovens along with fridge-freezer and hardwood worktops. This opens into a bright, double-aspect dining and family area, designed for sociable living, with both sliding and bi-fold doors connecting seamlessly to the garden. Porcelain tiles seamlessly run throughout the kitchen/ dining area continuing to the outside patio spaces communicating effortlessly the inside and out.



A rear hall with a slate floor provides understairs storage and access to the garden. The snug/ office, complete with a herringbone engineered oak floor, offers an inviting secondary living space, complemented by a separate utility/ laundry room.

Upstairs, a spacious and light landing enjoys far-reaching views. The main bedroom overlooks the village square and monument and includes a walk-in dressing room plus en-suite. Additionally there are three further double bedrooms providing generous accommodation, one of which also benefits from its own en-suite. A four-piece family bathroom completes the first floor, featuring a roll-top bath and a separate shower.

#### ACCOMMODATION

To the ground floor; entrance hall, open-plan sitting room communicates to the living room, inner hall, study, open-plan kitchen/dining/family room.

To the first floor; spacious landing, master bedroom with dressing room and en-suite shower room, second bedroom with en-suite shower room, two further double bedrooms, family bath/shower room

#### OUTSIDE

Kea House is pavement fronted whilst to the rear, the private enclosed garden features a sun terrace with hot tub, all-weather artificial lawn, composite decking, exterior lighting, and discreetly positioned bin store and oil tank, with potential to create rear parking for two cars accessed via a rear lane.

#### SERVICES

Mains electricity, water, drainage and oil are connected.  
Broadband: Basic up to 15 Mbps and Ultrafast up to 1800 Mbps (Ofcom).  
Mobile phone: 02, Vodafone, EE and Three likely (Ofcom).  
Council Tax Band - E.  
Flood Risk - Very Low.  
Listed Building - No.  
Conservation Area - Yes.

#### VIEWINGS

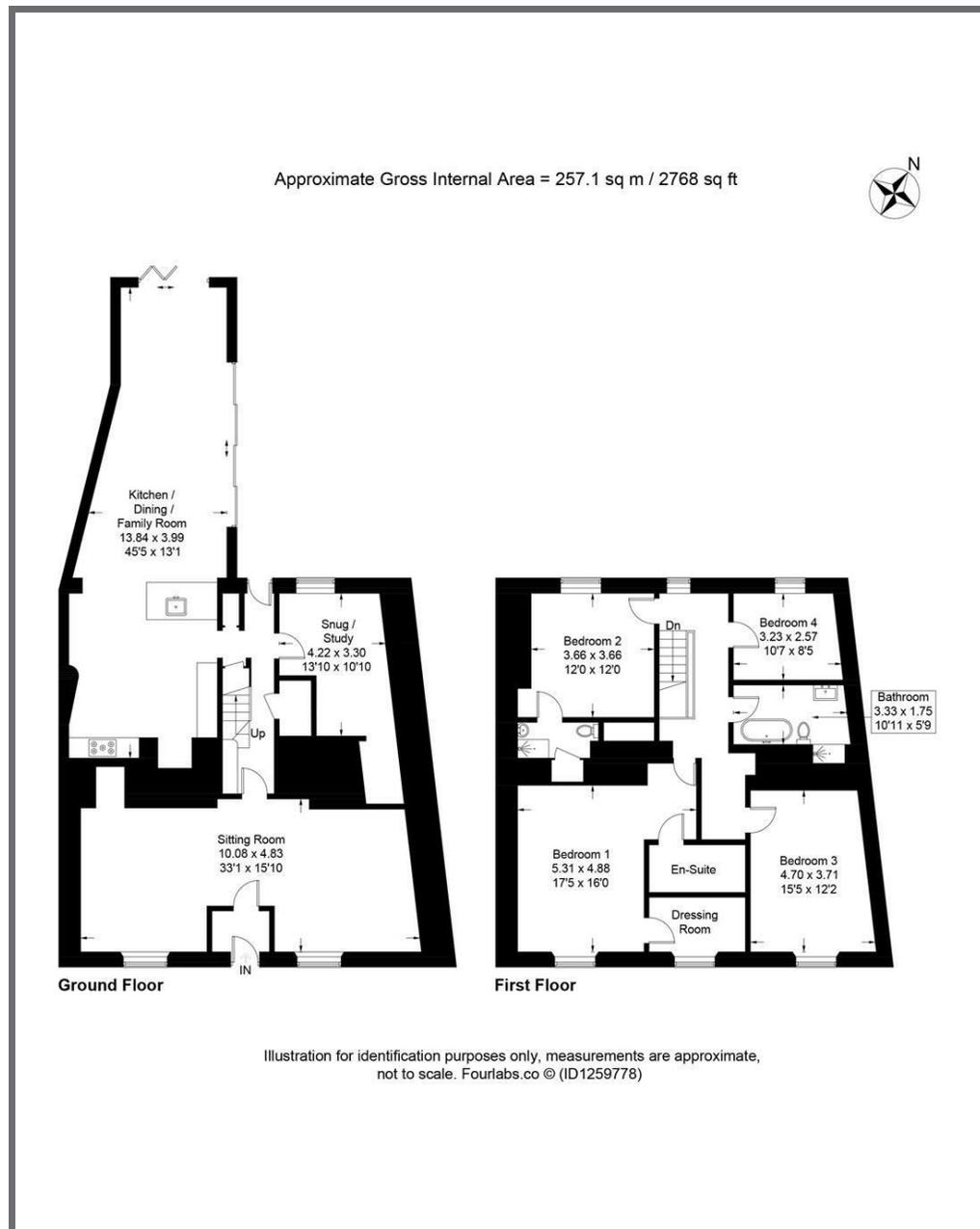
Strictly by prior appointment via Stags Truro office.

#### DIRECTIONS

From Truro City, take the A390 eastbound towards Tresillian and continue for approximately five miles. Turn right onto the A3078 towards Tregony. As you enter the village, cross over the bridge and then turn left onto Tregony Hill (B3287). Continue up the hill and you will find Kea House on the left-hand side, facing The Square and the monument.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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			
		58	77
England & Wales		EU Directive 2002/91/EC	

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