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Putting your home on the map

Tremethick Cross, Sancreed, Penzance

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Penzance 3 miles | Helston 16 miles | Truro 32 miles | Newquay Airport 45 miles | Plymouth 81 miles | Exeter M5 113 miles (Distances are approximate)

A simply stunning and beautifully presented detached home set in an idyllic rural location just beyond Penzance, between Tremethick Cross and the charming village of Sancreed.
Nestled in a peaceful, almost traffic-free setting surrounded by woodland and open countryside, 'Easonwood' offers the perfect balance of rural tranquillity and convenient access to nearby amenities.

Entrance vestibule | Hallway | Reception/sitting room | Kitchen/diner | Utility | Conservatory | Ground floor principal bedroom | Bedroom two/study | Ground floor shower room | Two first floor en-suite bedrooms | Garage and potting shed | Delightful gardens and parking

£560,000 Freehold

Property Introduction

Located just a short distance from Penzance, this impressive family home has been thoughtfully remodelled and enhanced to create a spacious, stylish and versatile home.
The property has been significantly improved with the addition of a generous 20ft conservatory, a practical and fully equipped utility/boot room and three contemporary bathrooms. Finished to an exceptional standard with great attention to detail, 'Easonwood' provides bright, modern living spaces that are perfectly suited to family life and entertaining alike.

The flexible accommodation comprises four well-proportioned bedrooms, one of which is currently used as a home office/study. Two generous double bedrooms benefit from en-suite shower rooms, while the remaining two bedrooms are served by a luxurious family shower room featuring a Jack-and-Jill vanity unit. Excellent storage is provided throughout the home.

Approached through double entrance gates and along a beautifully maintained private driveway, the property enjoys ample off-road parking, a garage, mature trees, and attractive landscaped gardens. A delightful stream meanders through the grounds, complete with a charming seating area and a peaceful bench, creating a truly private and picturesque setting.

Location

Tremethick Cross is ideally positioned within easy reach of Penzance town centre, where a comprehensive range of shops, restaurants, schools, and transport links can be found. The nearby village of Heamoor offers everyday conveniences, including a local shop, bakery and café, and a popular fish and chip shop. For those who enjoy the outdoors, there are wonderful countryside walks right on the doorstep, while the beautiful National Trust Trengwainton Garden is just moments away. Families will also appreciate the property's proximity to Heamoor Community Primary School and Mount's Bay Academy, making 'Easonwood' an exceptional choice for those seeking an outstanding home in one of West Cornwall's most desirable locations.

ACCOMMODATION COMPRISES
Entrance door opening into:-
ENTRANCE VESTIBULE
Front door with glazed panels. Tiled floor. Stripped wood half-glazed door with part glass into:-
HALLWAY
Engineered American oak flooring. Radiator, two sets of doors with understairs storage, stairs rising to first floor. Doors off to:-
SITTING/RECEPTION ROOM
Engineered American oak flooring, radiator and large double-glazed window to front out-look into garden. Fireplace with marble surround and woodburning stove inset on a slate base.
BEDROOM TWO/STUDY 11' 9" x 10' 3" (3.58m x 3.12m)
Double-glazed window to side. Radiator, engineered American oak flooring.
GROUND FLOOR SHOWER ROOM
Frosted double-glazed window to side. Large heated towel rail. Shower unit, WC and dual wash hand basin. Extractor, tiled floors, half heigh tiling to dado rail height.
PRINCIPAL BEDROOM ONE 17' 2" x 13' 1" (5.23m x 3.98m)
Double-glazed French doors into conservatory/garden room and double glazed window to side. Radiator.

KITCHEN/DINER 23' 11" x 10' 3" (7.28m x 3.12m) plus door recess

Engineered American oak flooring. Tall double-glazed window to front with a pretty outlook onto the garden. Fitted kitchen comprising of a range of cupboards and drawers with quartz work-top surfaces over incorporating a sink with integrated drainer and mixer tap. Dishwasher and fridge. Integrated electric oven and hob with splash-back and extractor hood over. Wall mounted cupboards to two sides. Radiator, heated towel radiator.

UTILITY 20' 2" x 6' 11" (6.14m x 2.11m)

Double glazed window to front and rear. Door to side rear, tiled floor, radiator, heated towel rail. 'Velux' window, two sinks and drainers. Fitted cupboards and work-top surfaces. Plumbing for washing machine.

CONSERVATORY 19' 0" x 8' 2" (5.79m x 2.49m)

A beautiful space with large double glazed window to side and rear. High ceiling and vaulted glazed roof. French doors leading onto the paved terrace and garden.

Returning to entrance hall, stairs lead up to the first floor.

FIRST FLOOR LANDING

'Velux' window, double-glazed window to side. Two sets of double doors to wardrobe. Doors off to:-

BEDROOM THREE 13' 0" x 12' 7" (3.96m x 3.83m) Reduced head height to two sides

Engineered wood floors. Two 'Velux' windows with a beautiful rural outlook. Double glazed window to side, radiator and fitted wardrobe. Glazed door to:-

EN-SUITE BATHROOM

Double glazed window to rear, tiled floor and heated towel radiator. Roll top clawed bath with shower-head tap, WC and wash hand basin with cupboard under. Extractor and steam free mirror.

BEDROOOM FOUR 14' 0" x 13' 6" (4.26m x 4.11m) maximum measurements, reduced head height to two sides

Double glazed windows to front and side and 'Velux' window to rear. Radiator, fitted wardrobe, storage into eaves. Rural and garden outlook from all windows.

FAMILY BATHROOM

Double glazed window to front. Tiled floor, heated towel rail and storage into eaves. Claw foot roll top bath with shower head tap, WC and wash hand basin with cupboard under. Extractor and tiled walls.

OUTSIDE FRONT

The property is approached through double entrance gates onto a gravelled driveway leading to gravelled off-road parking for multiple vehicles. To the front, a well maintained lawn is bordered by mature planting, attractive flower beds and a low stone boundary wall. A paved pathway leads to the front entrance, whilst access is available around the entire property.

OUTSIDE SIDE AND REAR GARDEN

To one side of the property is a raised planted area incorporating a productive vegetable garden, oil tank and boiler. Beyond this further lawns are bordered by mature planting and a delightful gently flowing stream, creating a peaceful and picturesque setting. The rear garden offers an excellent selection of outdoor spaces, including a paved terrace directly accessed from the conservatory. Block built potting shed with window, a greenhouse, wood store, outside tap and further lawns all enjoying a high degree of privacy and a beautiful countryside backdrop.

GARAGE 14' 8" x 9' 11" (4.47m x 3.02m)

Garage with power, double doors to front and windows to either side.

POTTING SHED 15' 7" x 9' 0" (4.75m x 2.74m)

Pedestrian door to side and two windows.

AGENT'S NOTES

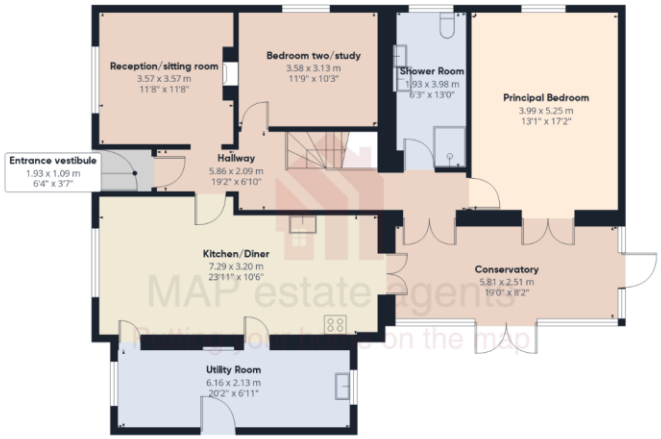
The Council Tax band for the property is band 'D'.

SERVICES

Mains electric and mains water. Private Drainage. Oil.

DIRECTIONS

From Mount Misery Roundabout, take the exit signposted towards St Just (A3071). Continue along the A3071 towards Tremethick Cross. At Tremethick Cross, turn left, signposted Sancreed, and continue down the hill for approximately half a mile, crossing Skimmel Bridge. Easonwood will then be found almost immediately on the right-hand side, set back from the road behind double entrance gates, directly opposite the public footpath parking area at the bottom of the valley. If using What3words:-impulsive.baseballs.business



Ground Floor Building 1

Floor 1 Building 1

Approximate total area(1)

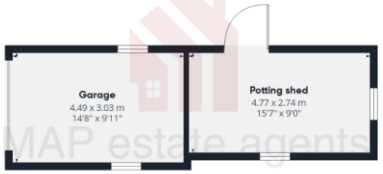
199.3 m²

2148 ft²

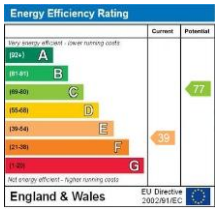
Reduced headroom

15.1 m²

162 ft²



Ground Floor Building 2



(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MAP's Top reasons to view this home

- Tranquil rural location
- Country views
- Four bedrooms (two en-suite)
- Ground floor bathroom
- Lounge with wood burner, conservatory
- Delightful garden
- Stream
- Garage
- Off-road parking
- Private position

01209 243333 (Redruth & Camborne)
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01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
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