



THE OAKS
TRESILLIAN, TRURO
TR2 4BW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE OAKS TRESILLIAN TRURO TR2 4BW

STUNNING DETACHED RANCH STYLE HOME ENJOYING COMPLETE PRIVACY WITH MAGNIFICENT GARDENS APPROACHING 2 ACRES.

Located at the end of a private sweeping driveway, surrounded by beautiful gardens and completely private. Less than three miles from the centre of Truro and within walking distance of Waitrose and the Great Cornish Food Hall, Truro Park & Ride and Truro Recycling Centre.

Four bedrooms - Three with en-suite bathrooms, stunning open plan kitchen, dining room, sitting area and utility. Sun room, Lounge, Laundry spacious halls with storage and cloakroom. Full double glazed Aluminium doors and windows throughout, underfloor heating and level tiled flooring in total, all suitable for wheelchair accessibility.

Enclosed gardens and grounds with an array of fabulous mature specimen shrubs, trees and plants, Meadow, Orchard and Woodland.

Detached double garage with development potential located on the edge of a meadow of apple and plum trees with river glimpses. Detached, insulated home office/studio and summerhouse.

Former gardeners cottage with scope to create an annex, overflow accommodation or holiday let.
In all about 2 Acres.

Freehold. Council Tax Band D. EPC - D.

GUIDE PRICE £875,000

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GENERAL COMMENTS

The setting of The Oaks is very special indeed surrounded by magnificent gardens and grounds that extend to approximately 2 acres. A haven for wildlife and very peaceful yet only minutes from Truro. During 2011 The Oaks was rebuilt and extended substantially. It has been refurbished to a very high standard and is beautifully presented throughout. A feature is the superb live-in kitchen, dining and sitting area which is ideal for modern day living with lots of glass affording plenty of natural light and making the most of the garden views. The Sun Room with full height aluminum, double-glazed windows, doors and pitched roof is open from the kitchen and leads through double glass doors to a spacious lounge with Wood Burning Stove. The whole space can be opened to create a lovely entertaining area. From the hallway there is a laundry, snug/4th bedroom, cloakroom, storage, back door porch and three double bedrooms all with en-suite facilities. Large loft space.

The beautiful gardens are a sheer delight and are well stocked with literally hundreds of specimen plants, shrubs and trees. There are several outbuildings including a purpose-built sound studio, which is an ideal home office with broadband connected and a very attractive summerhouse/hobby room with heating and internet. A former Gardeners Cottage has further potential for an annex, holiday let or overflow accommodation and is insulated, has underfloor heating, light, power and water connected. There is a detached double garage with parking and turning area located on the edge of the meadow. This has possible development potential to create additional accommodation subject to consent.

LOCATION

Tresillian is a sizeable village community about three miles east of Truro. It is a long village which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walkways in the area including along the edge of the river with its abundance of wildlife and shore birds towards St Clements and Malpas. There is an excellent pub, renowned for its quality food, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities and a day nursery. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty-minute drive. Waitrose, the Cornish Food Hall, Park and Ride and recycling centre are within a few minutes drive.

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

ENTRANCE PORCH

1.31m x 1.83m (4'3" x 6'0")

Glazed entrance door. Tiled floor. Plenty of hanging space. Fully glazed door opening to:

ENTRANCE HALL

1.83m x 4.27m (6'0" x 14'0")

A spacious hallway and a fine introduction to the house. Tiled floor. Doors opening to the kitchen, lounge, laundry and snug/fourth bedroom.

LIVE-IN KITCHEN, DINING, SITTING WITH UTILITY AREA

4.54m x 10m and 1.80m x 3.72m (14'10" x 32'9" and 5'10" x 12'2")

A fabulously light and very spacious room ideal for modern day living with ample space for sitting, dining and cooking. Triple aspect with windows overlooking the side garden and fully glazed sliding doors opening into the front garden enjoying a southerly aspect and far-reaching views. Three Velux windows. Excellent range of base and eye level kitchen units. Granite worktops with tiled splash back incorporating circular ceramic sink with mixer tap over. Kitchen bar with granite worktop. Space for range cooker with stainless steel extractor hood over, space for American style fridge/freezer. Utility area with further cupboards, granite worktops and Belfast sink, space and plumbing for dishwasher. Window and fully glazed door leading to the rear garden. Tiled floor throughout.

SUN ROOM

3.37m x 2.95m (11'0" x 9'8")

A lovely, light room connecting the lounge and kitchen enjoying fabulous views over the gardens. Double doors. Tiled floor.



LOUNGE

3.92m x 6.75m (12'10" x 22'1")

A very light, well proportioned room. Bay window enjoying views over the gardens with window seat. Wood burning stove with back boiler that helps heats the hot water. Television points. Tiled floor. Glazed double doors leading to the sun room.

LAUNDRY ROOM

1.83m x 2.39m (6'0" x 7'10")

Base level units with built-in ironing board. Single stainless steel sink with double drainer and tiled splashback, space and plumbing for washing machine, space for tumble dryer. Window overlooking the rear. Tiled floor.

SNUG/BEDROOM FOUR

1.83m x 3.00m (6'0" x 9'10")

Window overlooking the side entrance. Tiled floor. Built in double cupboard with shelves below, television point.

MAIN HALLWAY

1.83m x 4.27m (6'0" x 14'0")

Large entrance hallway with doors leading to kitchen, lounge, snug and laundry.

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CLOAKROOM

1.01m x 1.73m (3'3" x 5'8")

Low level w.c, vanity sink unit with splashback and mirror fronted bathroom cabinet over. Tiled floor. Extractor fan.

INNER HALLWAY

1.64m x 5.75m (5'4" x 18'10")

Three double sets of built in storage cupboards. Windows overlooking the entrance. Door to:

BEDROOM THREE

2.92m x 3.12m (9'6" x 10'2")

Sliding glazed doors opening to the rear decking and garden. Tiled floor. Sliding door opening to:

EN SUITE

1.07m x 2.80m (3'6" x 9'2")

A tiled room with Low level WC and pedestal wash hand basin. Double shower cubicle with square rain shower head and additional handheld shower, frosted window to side. Two wall mounted bathroom cabinets and extractor fan. Tiled floor.

REAR HALL

0.88m x 2.12m (2'10" x 6'11")

Loft hatch above with pull down ladder and extensive loft storage. Positive Air Fan. Door to:

BEDROOM TWO

4.06m x 3.60m (13'3" x 11'9")

Bay window overlooking the front garden with window seat. Tiled floor. Arched alcove opening to a walk-in wardrobe and fitted desk area with circular window to front. Sliding door opening to:

EN SUITE

1.07m x 3.10m (3'6" x 10'2")

A tiled room with white suite comprising vanity sink unit, low level WC, double shower cubicle, large wall mounted bathroom cabinet and extractor fan. Tiled floor.

MASTER BEDROOM

4.44m x 3.97m (14'6" x 13'0")

A well-proportioned, sunny room with sliding patio doors opening into the garden and onto decking with seating space. Beautiful views overlooking the front gardens. Tiled floor. Door opening to:

EN SUITE BATHROOM

1.70m x 4.10m (5'6" x 13'5")

A tiled room with white suite comprising low level WC, pedestal wash hand basin, panelled bath, walk-in double shower cubicle with square ceiling mounted rain shower, handheld shower and jets. Extractor fan. Circular window to front.

GARDENS AND GROUNDS

The Oaks is located at the end of a private driveway through double metal gates. The gardens are a sheer delight and extend to approximately two acres and are well stocked with literally hundreds of specimen plants, shrubs and trees. These include Rhododendrons, Camellias, Monkey Puzzle Trees, Acers, Blue Bells, Roses and several Chinese Hairy Cushion Palms. Along the top boundary are mature Oak Trees and a blue bell walk. Along the front of the property is a level lawned garden with well stocked borders and a large, paved terrace that provides lots of sitting outdoor space accessed from the kitchen, so perfect for outside entertaining. A path and steps lead to the attractive SUMMERHOUSE insulated with half glazed door and windows overlooking the garden with Tregothnan Estate in the distance. The path continues to the top orchard where there are mature apple trees, primroses, daffodils and grape hyacinths and onto:

FORMER GARDENERS COTTAGE

A single-storey building which is thought to be the original property of the site built in 1910. There are three rooms with the two main rooms having underfloor heating. This building has potential to create a small annex, overflow accommodation or even a holiday let subject to consent. Light, power and water are connected.

The western boundary has substantial Scot Pines, a meadow with apple, pear and plum trees, glass greenhouse and two outside taps. A path leads back to the entrance drive where there are numerous parking spaces and access to:

DOUBLE GARAGE

8.03m x 4.32m (26'4" x 14'2")

Window to rear. Light and power connected.

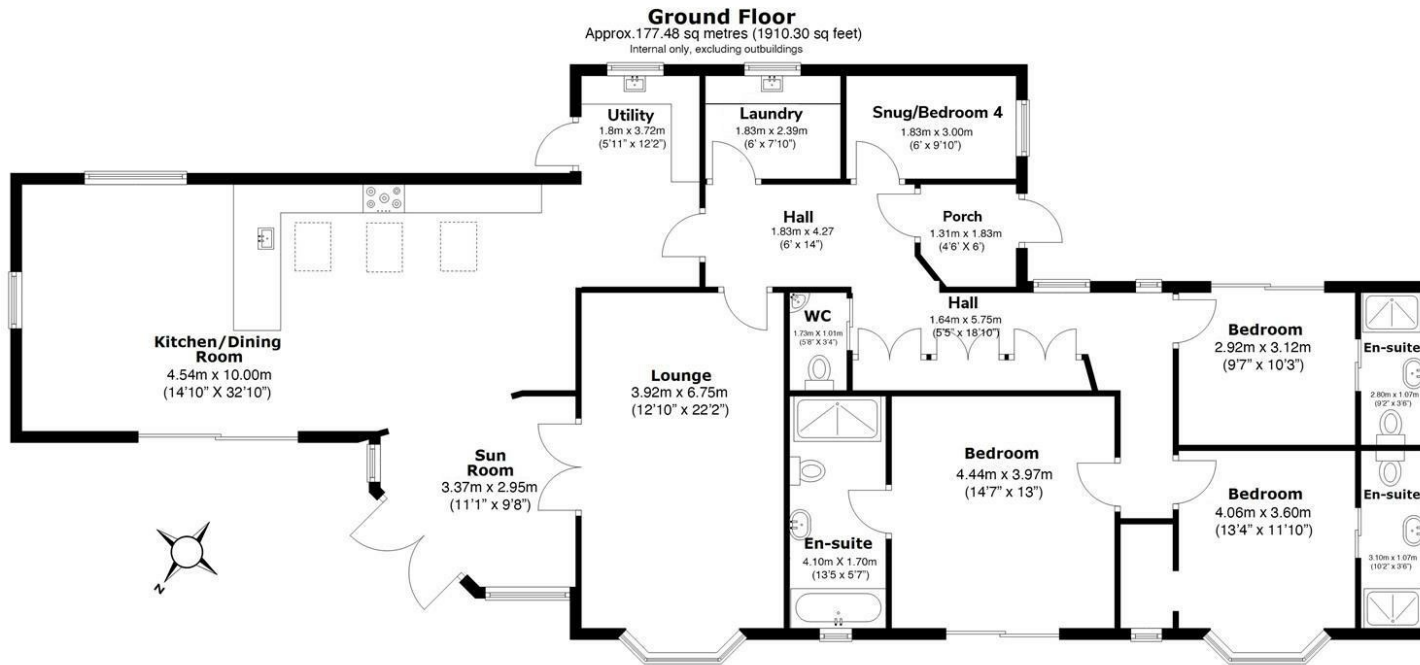
There is also a front lower garden with steps leading to the main house entrance. Stunning Monkey Puzzle trees lead down to a large, wooded area interspersed with Camellias, Blue Bells, Rhododendrons, Magnolias, Azaleas and Cherry Trees. A lovely woodland walk has glimpses of Tresillian river. The driveway continues up to the side of the property where there is further parking for four cars and an area for trailer/kayak storage.

FURTHER OUTBUILDINGS

Four log stores, metal garden shed and wooden shed large enough to house sit-on Mower. Double recycling store and double gas bottle store for Range cooker supply.

SERVICES

Mains water and electricity are connected. Private drainage. Fibre Broadband to the building. The electrical circuit, appliances and heating system have not been tested by the agents.



Total area: approx. 177.48 sq metres (1910.30 sq feet)

The Oaks, Tresillian

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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