

MELBOURNE HOUSE
42 FORE STREET
TREGONY

TRURO,
CORNWALL TR2 5RW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MELBOURNE HOUSE

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DETACHED MODERN HOUSE IN 1/3 OF AN ACRE PLOT

Situated in a wonderful location within the village, set back from the main thoroughfare, close to the primary and secondary schools as well as the church, playing field and social club.

A rare opportunity to purchase a detached house set in an impressive plot measuring one third of an acre along with ample parking and a garage.

4 bedrooms, family bathroom and a master suite with bathroom, study and dressing room. Entrance hall, lounge with stove, kitchen/dining room, cloakroom and utility.

Sold with no onward chain.

GUIDE PRICE £625,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Set within a generous and mature plot of approximately one third of an acre, this modern detached home represents a rare opportunity to acquire a property in one of the village's most sought-after locations with an amazing garden. Set well back from Fore Street, the house enjoys a high degree of privacy while remaining within easy walking distance of local amenities — including both the primary and secondary schools, village church, playing fields, and social club.

The property offers ample off-road parking, a garage, and spacious, flexible accommodation ideally suited to family living. The layout includes four bedrooms, with the principal suite benefitting from an en-suite bathroom, dressing room, and study. The ground floor comprises a welcoming entrance hall, a generous lounge with wood-burning stove, a well-proportioned kitchen/dining room, utility room, and cloakroom.

The property occupies a substantial plot with the added benefit of rear access from Back Lane, offering excellent potential for future development or further enhancement of the existing accommodation, subject to any necessary planning consents.

Offered to the market for the first time in over 20 years and with no onward chain, this is a superb opportunity not to be missed. Early viewing is strongly recommended.

TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, coffee shop, church and both primary and secondary schools are within a short minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months.

The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

TRURO

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.

ENTRANCE HALL

With cloaks cupboard and doors to.

W.C.

w.c. and wash hand basin.



LOUNGE

4.37m x 5.81m (14'4" x 19'0")

Triple aspect with doors opening onto the rear garden. Feature fireplace with wood burning stove.

DINING ROOM

3.41m x 2.81m (11'2" x 9'2")

Open plan to the kitchen.

KITCHEN

3.33m x 2.84m (10'11" x 9'3")

Dual aspect and fitted with a good range of units, sink and drainer inset. Built in oven and hob with space for fridge/freezer.

UTILITY

2.96m x 1.55m (9'8" x 5'1")

With a range of cupboards, sink and drainer and door to rear garden.

FIRST FLOOR

LANDING

With access to loft space.

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MASTER BEDROOM

3.39m x 3.47m (11'1" x 11'4")
With built in wardrobes.

EN SUITE

2.55m x 1.64m (8'4" x 5'4")
Bath, w.c. and wash hand basin.

STUDY

1.88m x 3.20m (6'2" x 10'5")
Velux window.

WALK IN WARDROBE

1.98m x 2.44m (6'5" x 8'0")
Velux window.

BEDROOM TWO

3.71m x 2.77m (12'2" x 9'1")

BEDROOM THREE

2.92m x 2.92 (9'6" x 9'6")

BEDROOM FOUR

2.65m x 2.72m (8'8" x 8'11")

BATHROOM

1.67m x 1.93m (5'5" x 6'3")
Bath, w.c. and wash hand basin.

OUTSIDE

The property is approached via a gravelled driveway that provides ample parking, turning space, and access to both the garage and the front of the house. The front gardens are well established, offering a good degree of privacy and framed by mature planting, with a five-bar wooden gate adding security.

A pathway leads around the property to the rear garden, which enjoys the additional benefit of vehicular access from Back Lane — ideal for general garden maintenance and offering considerable potential for future development or ancillary accommodation, subject to the necessary consents.

GARAGE

2.94m x 4.08m (9'7" x 13'4")
Up and over door. Light and power connected.

GARDEN STORE

2.19m x 3.20m (7'2" x 10'5")
Attached to the side of the property with access to the utility room.

SERVICES

Mains water, electricity and drainage. Electric heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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

The property is easy to locate within the village of Tregony. Proceeding up through the village along Fore Street, passing the Kings Arms on the left and then Roseland Parc on the right, the property is easily located on the left hand side before reaching the Church. A "for sale" board will be displayed.

COUNCIL TAX

Council Tax Band E

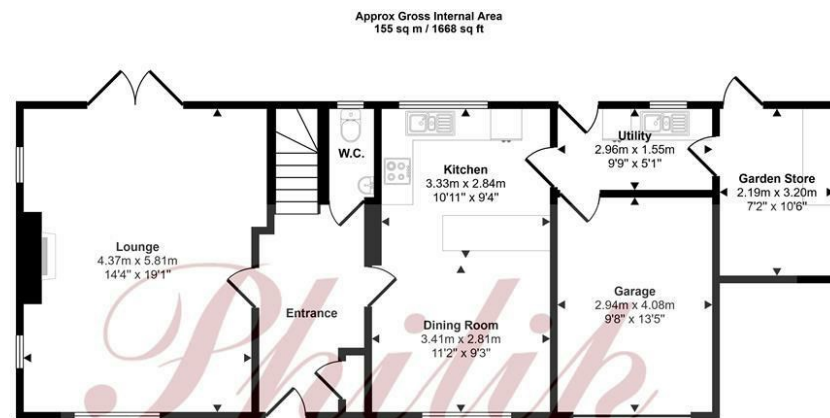
TENURE

Freehold.

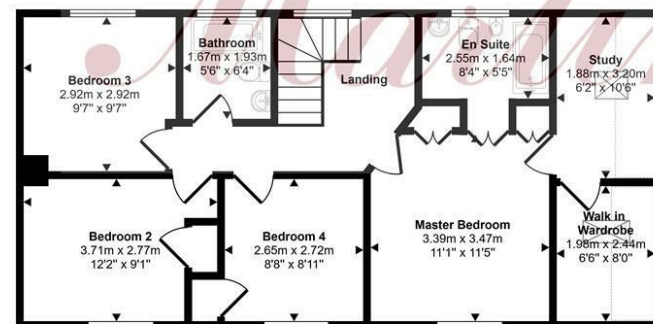
DATA PROTECTION

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.





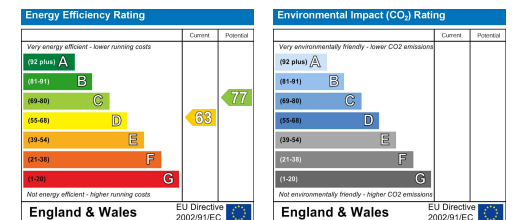
Ground Floor
Approx 84 sq m / 903 sq ft



First Floor
Approx 71 sq m / 764 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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