



Long Meadow, Mill Lane, Tregony, TR2 5RX
£799,750



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached modern reverse-level home
- Edge of popular rural village, panoramic countryside views
- 2,600 sq ft & fantastic eco-credentials
- 1.6 acre plot of gardens and meadow
- Stunning open plan kitchen, dining & living space
- 3/4 bedrooms, master en-suite, utility room
- Detached double garage and plentiful gated driveway parking
- Video tour available



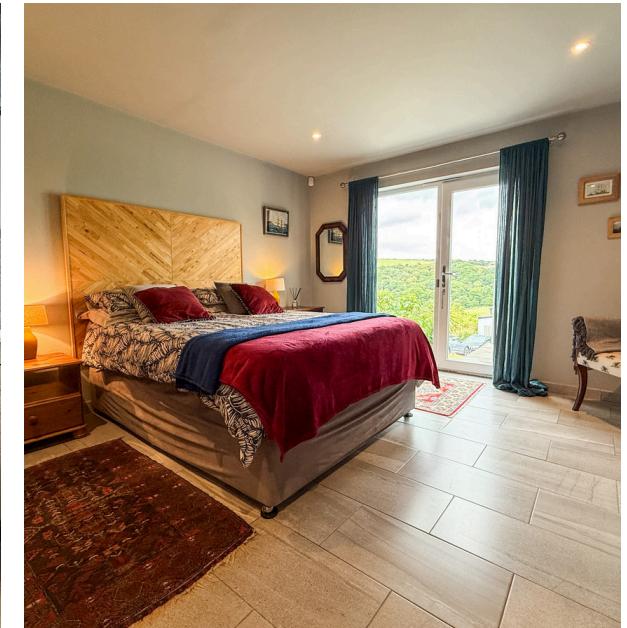
A contemporary detached house in a stunning 1.6 acre plot within the popular village of Tregony. Exemplary eco credentials across 2,200 sq ft of accommodation with panoramic countryside views, large garden, meadow and detached double garage.



The Property

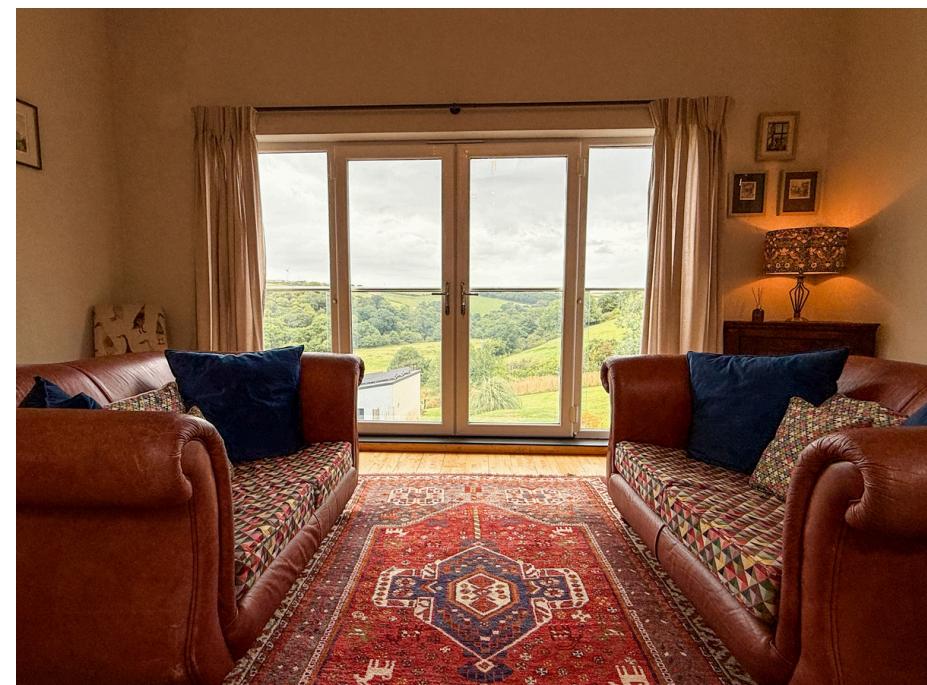
Long Meadow is a fantastic property completed in 2020 by my client and built with a meticulous attention to detail. Sit within a 1.6 acre plot on this edge of village position and enjoying absolutely breath-taking countryside views which are completely uninterrupted.

The accommodation of the main property is reverse-level and measures circa 2,200 sq ft providing generously proportioned spaces and often making the most of the views over the rolling hills in front. The ground floor comprises a long and wide entrance hall with tiled mosaic flooring which provides access to the bedrooms, shower room and utility. The master bedroom is located to the front of the house and has large windows and a door out to the front terrace as well as a walk-in wardrobe and luxurious en-suite shower room. The second bedroom is a large double also located to the front with a door out to the terrace and has a 'jack & jill' arrangement with the neighbouring well-appointed family shower room. The third bedroom is yet again a large double in size and over the hallway there is a huge utility room with fitted units, integrated storage cupboards and door out to the side garden.



Stairs rise to the first floor where a landing provides access to a useful WC and the rest of the accommodation. The open plan kitchen, living and dining room is a real stand-out space with vaulted ceilings and three Juliette balconies to make the most of those gorgeous views. The space is split into two halves but with an opening between – the living room measuring over 26ft x 15ft and enjoying incredible vaulted ceiling height with glazing above. Off the back of this room there is a separate room currently utilised as a snug but could be perfect as study, hobby room or fourth bedroom if needed. The kitchen/diner is even larger measuring over 31ft x 15ft and has a clever extended picture window to the side aspect provides a lovely dual aspect and yet again there is glazing in the mono-pitched roof above. The kitchen itself is great quality and fully fitted with contemporary style units, large central island with breakfast bar, fitted appliances and enjoys natural light from a long sleek window to the side aspect. Off the back of this space there is a large larder cupboard providing a wonderful 'out of sight' storage space.

All is finished to an impeccable standard and beautifully presented throughout. The build was completed with energy saving in mind and so there are excellent eco-credentials including highly insulated walls and roof, high performance glazing, air source heat pump and solar PV panels. This is generously proportioned low maintenance living at its very best.







The grounds extend to approximately 1.6 acres with a mixture of seating areas, large lawn, fruit tree orchard, meadow and woodland. A gated driveway off Mill Lane provides access to a long sweeping driveway leading to the garage and up to the main house providing plentiful parking for any need. The garage is a large double measuring 20ft x 20ft and again has a mono-pitched roof so enjoys a mezzanine level inside as well as power, light and rear door access. To the South/West of the house accessed from the utility room there is a sheltered brick terraced area of garden providing a large seating area with planted beds enjoying the afternoon and evening sun. To the rear of this area is a useful area with timber sheds. To the front of the property there is a large lawn area with tiered lawned levels providing pathways around the plot and leading up to the orchard with established fruit trees. Walking to the end of the plot a gate behind the garage provides access to the meadow which leads down to a small area of woodland at the bottom. This area provides almost endless opportunities for cultivation, hobbies, wildlife observation, camping, dog exercise or recreation.



The Location

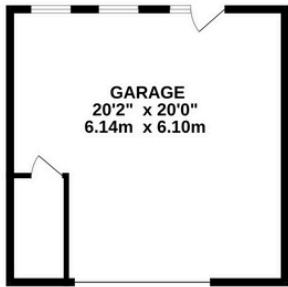
Located almost at the end of Mill Lane this is a tucked away edge of village position yet with easily walkable access to the centre. There is a public footpath running from the end of Mill Lane in to the countryside that Long Meadow overlooks meaning some beautiful scenic walks are literally on your doorstep. Tregony is a popular village blending rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 6.5 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with amenities include a village store, post office, village hall, surgery, café, pub, churches and social club. There is a highly regarded primary school and secondary school in the village as well which are a short walk away. The village is often seen as the 'gateway' to the stunning Roseland Heritage Coast where in a short drive one can be enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 20 minutes as well.

Truro, about 6.5 miles away, is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

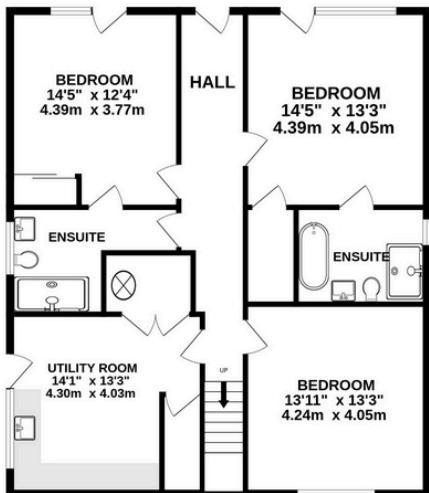


Floorplan

GROUND FLOOR
1486 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Information

Tenure: Freehold

Council Authority: Cornwall

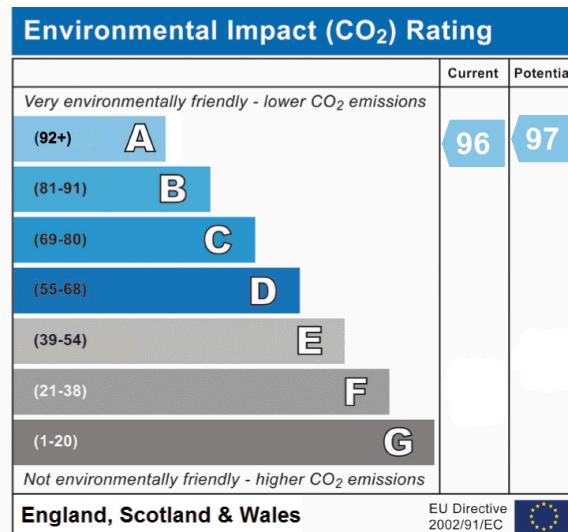
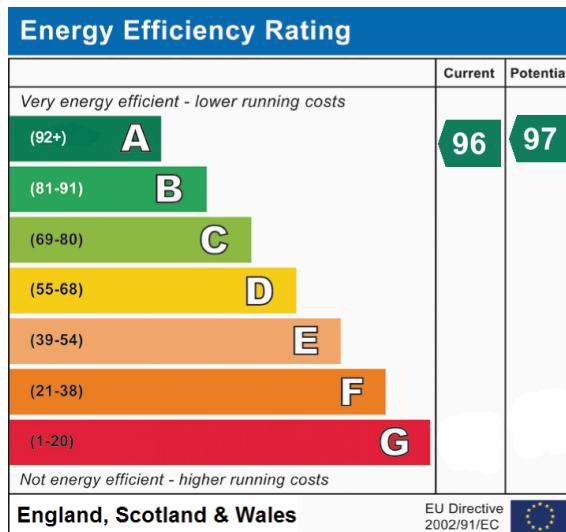
Council Tax Band: F

Services: Mains water, drainage & electric are all connected. The property and hot water are heated by an air source heat pump. The electric is supplemented by Solar PV panels.

Mobile Signal: Best networks EE/O2 – (good indoor & outdoor)

Broadband: Superfast available. Max Download 72Mbps. Max Upload 18Mbps.

Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

