



Tregony House

## Tregony House

*Occupying a central position within the heart of the historic and highly sought-after village of Tregony, Tregony House is a substantial mid-terraced Grade II Listed residence offering elegant, character-rich accommodation arranged over two floors. The property combines fine period detailing with carefully considered modern adaptations, resulting in a versatile village home of considerable presence.*



## Accommodation Summary

**Gross Internal Floor Area :** 2,710 sq. ft. (251 sq. m.)

### Ground Floor

Entrance Hall, Principal Reception Room, Second Reception Room (currently arranged as an Accessible Bathroom with Lift), Inner Hallway, Utility Room, WC, Dining/Family Room, Kitchen & Breakfast Room.

### First Floor

Landing, Six Bedrooms including Principal Bedroom with En-Suite Bathroom, Family Bathroom, Family Shower Room.

### Outside

Fully Enclosed Rear Garden, Patio Terrace.



## Description

Tregony House is an impressive and well-proportioned period home, offering flexibility rarely found within a historic village setting. The front door opens into a striking entrance hall where original tessellated tiled flooring and decorative corning immediately establish the property's character and scale.

To the front of the house, the principal reception room provides an inviting and elegant living space, centred around a feature log burner and well suited to both everyday use and more formal entertaining. A second reception room has been sensitively adapted to form a fully accessible ground-floor bathroom and incorporates a discreet lift serving the first floor, allowing the property to accommodate a wide range of lifestyle requirements.

An inner hallway leads through to the main staircase, a useful downstairs WC and a separate utility room. To the rear of the property, a generous dining/family room forms the social heart of the home, flowing seamlessly into the kitchen and breakfast room. This space is enhanced by a log burner and enjoys direct access to the garden via French doors, creating an excellent connection between the interior and the outdoor space.

The kitchen and breakfast room is well proportioned and practical, offering ample space for family living while enjoying views across the garden and easy access to the terrace.

On the first floor, the accommodation is arranged around a central landing and comprises six well-sized bedrooms, including an impressive principal suite with its own en-suite bathroom. A family bathroom and an additional shower room provide excellent facilities for a larger household. A secondary staircase rising from the dining room offers direct access to the rear bedrooms, adding further flexibility to the layout.









## Outside

The fully enclosed rear garden is predominantly laid to lawn and provides a private and peaceful setting. A generous patio terrace sits immediately beyond the kitchen, ideal for outdoor dining and entertaining during the warmer months.

To the side of the kitchen and breakfast room, a wide pathway laid with attractive Victorian star-pattern pavers leads to the utility room, offering both charm and practical secondary access.



## Location Summary

(Distances and times are approximate)

Cathedral City of Truro – 8 miles. St Mawes – 10 miles. Falmouth – 18.5 miles.  
Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and  
Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by  
rail. Plymouth – 47 miles. Exeter - 86 miles.

## Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the  
National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The  
Cathedral City of Truro is the main financial and commercial centre of Cornwall. It  
has a fine range of shops, private schools, college and main hospital (RCH Treliiske).  
Cornwall Airport in Newquay has regular daily flights to London as well as  
connections to other UK regional airports and several European destinations.

## Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an Area of  
Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely  
countryside and sailing facilities. Tregony was once a thriving port on the River Fal  
before it silted up. To-day it is flourishing again with many interesting old buildings,  
Church, excellent junior school with Little Carne nursery class, the Ofsted rated  
“Outstanding” Roseland Academy Senior School, two doctors' surgeries, dentist,  
hairdresser, Public House and a range of shops along its wide main street,  
including a mini-market and post office. Despite its rural location, Tregony remains  
well connected with a regular bus service to Truro, St Austell, Probus, Portscatho,  
Vernan and St Mawes. The City of Truro, the commercial centre of Cornwall lies  
some 8 miles away and offers an extensive range of retail facilities together with  
private schooling and a main line rail connection to London, Paddington.



**Approximate Gross Internal Area 2710 sq ft - 251 sq m**

Ground Floor Area 1381 sq ft – 128 sq m

First Floor Area 1329 sq ft – 123 sq m



Ground Floor

First Floor

## General Information

**Services:** Mains water, electricity and drainage. Oil Fired central heating.

**Energy Performance Certificate Rating:** E (An application can be made to the "PRS Exemptions Register" since the property is Grade II Listed).

**Council Tax Band:** D

**Tenure:** Freehold.

**Viewing:** Strictly by appointment with H Tiddy.

## Key Facts for Buyers

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## Tregony House

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## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

General Data Protection Regulations: 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 office in St Mawes.

