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Trevethan, Redruth

## Trevethan Redruth

Truro 9 miles | Falmouth (South coast) 9 miles | Newquay 17 miles | Plymouth 62 miles | Exeter (M5) 94 miles (Distances are approximate)

An imposing detached Victorian residence located within the rural hamlet of Trevethan, enjoying an elevated position with delightful rural views towards the South coast. The property occupies a generous plot believed to be in the region of just over three acres and being divided into different sections, comprising of formal gardens, meadow, orchard, vegetable garden, large paddock and a detached piece of land just opposite the property.

Lounge | Kitchen/dining room | Conservatory | Sitting room  
| Utility room | Downstairs shower room | Five bedrooms |  
Bathroom | Gardens | Parking | Stables |

**£775,000**

Freehold



## Property Introduction

Internally the accommodation is very well presented ideal for a large family to spread out and enjoy the generous proportioned rooms which include a custom-built farm house style kitchen, three reception rooms and five bedrooms.

As you would expect from a property circa 1850 there are a number of characteristic features with quarry tiled floors, wood burners and window shutters to mention just a few.

Approached via a farmhouse style gate, a driveway leads to hard stand parking with additional spaces alongside and the vendors have advised us that planning was granted for the erection of a garage. The formal fenced and child safe gardens are an absolute delight boasting many shrubs and fauna as well as an extensive paved patio ideal for entertaining on those long summer days with meandering pathways, taking you on a wooded pathway which leads to a large orchard with adjoining meadow, vegetable garden, paddock with outbuildings including a stable block.

Being within the Cornish mining world heritage site, this is a wonderful opportunity to own a beautiful country property enjoying a great deal of privacy and seclusion.

## Location

Trevethan a rural hamlet located a short distance from the village of Carharrack. Due to its position, Truro and both the North and the South coast are within a reasonable travelling distance, the former being popular with the surfing community and the latter boasting sheltered sandy beaches and coves ideal for water sports.

Truro is the main shopping centre in Cornwall and offers an array of local and national retail outlets and is home to the Hall for Cornwall. For those keen on walking and cycling, there is a nearby footpath to Carn Marth with many others nearby.

## ACCOMMODATION COMPRISES

### ENTRANCE/UTILITY ROOM

uPVC double glazed door and uPVC double glazed window. Belfast style sink with mixer tap, plumbing for automatic washing machine, built in storage cupboards, recess for white goods, radiator with cover, quarry tiled floor, large built in storage cupboard with hanging rail. Access to:-

### SHOWER ROOM

uPVC double glazed window. Pedestal wash hand basin, close coupled WC, shower cubicle, quarry tiled floor, tiled walls, radiator, stained glass door back into the utility.

### HALLWAY

Quarry tiled floor, radiator, built in shelving. Access to:-

### SITTING ROOM 12' 1" x 11' 8" (3.68m x 3.55m)

uPVC double glazed bay window enjoying views. French doors accessing the patio, wood burner set on a raised granite hearth with matching recess, wood mantle over, large built-in bookshelf expanding one wall with radiators under and storage cupboards, additional wall shelving, stained glass door accessing back into the hallway.

### LOUNGE 17' 7" x 16' 2" (5.36m x 4.92m)

uPVC double glazed windows with shutters. Radiator, built in storage cupboards down one wall with in built central shelving.

### HALLWAY

Staircase to first floor with storage under. Quarry tiled floor, doorway back into the hallway and access to:-

### KITCHEN/DINER 23' 3" x 17' 1" (7.08m x 5.20m)

uPVC double glazed windows enjoying pleasant views with window shutters, stained glass door to exterior and additional stained glass door accessing back into the hallway. Double Belfast style sink with mixer tap and a variety of custom built in storage cupboards and drawers, central island all with granite worktops. Dual fuel Mercury cooker with electric oven and LPG hob, large dresser, plumbing for dishwasher, feature wood burner set in a granite fireplace and hearth, wood mantle over, quarry tiled floor.

### CONSERVATORY 19' 2" x 16' 0" (5.84m x 4.87m)

uPVC double glazed doors leading out to extensive patio, quarry tiled floor, radiator, serving hatch to kitchen.

### HALF LANDING SNUG 8' 3" x 6' 10" (2.51m x 2.08m)

uPVC double glazed door to exterior, double glazed window, radiator with cover, wood floor, part exposed stonework.

### LANDING

Access to loft. Access to:-

### BEDROOM ONE 9' 10" x 8' 9" (2.99m x 2.66m)

uPVC double glazed window. Radiator, built in double storage cupboard, wood floor.



**BEDROOM TWO 8' 2" x 7' 9" (2.49m x 2.36m)**

uPVC double glazed window with shutters. Wood floor, radiator.

**BEDROOM THREE 12' 2" x 11' 6" (3.71m x 3.50m)**

uPVC double glazed window with shutters. Wood floor, radiator.

**BEDROOM FOUR 11' 11" x 9' 9" (3.63m x 2.97m)**

uPVC double glazed window with shutters and views. Wood floor, built in storage cupboards, radiator.

**BEDROOM FIVE/STUDY 8' 3" x 7' 6" (2.51m x 2.28m)**

uPVC double glazed window to front elevation with shutters, views. Radiator, wood floor.

**FAMILY BATHROOM**

A generous size room with uPVC double glazed window with shutters. Additional double glazed window, double ended claw footed bath, shower cubicle, large wash hand basin with ornate wooden mirror over, close coupled WC, wood floor, part panelled wall, built-in storage cupboards, radiator. Stained glass door to landing.

**EXTERIOR**

Approached via a pedestrian and vehicular style farm house style gate, this gives access to a hard stand parking area with additional spaces to the side. From here, a gateway leads to a paved patio which gives access into the property. Paved pathway continues across the rear of the house which opens up to a grass section with a stable block, mature hedging and a variety of shrubs. Steps descend down to an extensive paved patio which is also accessed off the conservatory making this a wonderful place for entertaining with the additional formal gardens being a pleasant backdrop. A small lawn lies immediately to the front with further shrubs and the chance to take in the glorious views towards the South coast. From the patio, you can continue down the lawn where a wooded pathway is accessed via a small gate and meanders taking you to a large orchard. From the orchard there are steps and a stile leading into:-

**MEADOW**

With a fire pit making it ideal for outdoor eating, camping and recreation. From the meadow a field gate takes you to:-

**VEGETABLE GARDEN**

It is an enclosed fenced area with raised vegetable beds and recently built insulated summerhouse and shed - both fitted with guttering to water butts.

Opposite the vegetable garden is a 3 bay open wood store with a metal corrugated roof about 34' x 13' and a second, smaller orchard area. From this another, double, field gate leads to:-

**FIELD**

It has previously been used for horses or for hay. There is a water supply and standpipe in the field not connected currently. On the other side of the field there is access to Wheel Damsel Road via a double metal farm gate.

Additionally, in the main garden opposite to the main patio, there are:-

**STABLES**

The stable block is 34' x 14' comprising a pair of stables and tack/feed room, block built with corrugated metal and plastic roofing and electric supply - lights and sockets.

Immediately to the front of the property, and just over the lane, is an additional area of ground, again laid mainly to lawn and boasting a further variety of mature shrubs. This area also includes manhole access covers for the Klargester septic tank and a BT access point. There is a water supply to this area with a standpipe.

**SERVICES**

The property has mains electricity and water, oil central heating and private drainage with LPG bottled gas for the cooker hob. The property also has fibre to the premises.

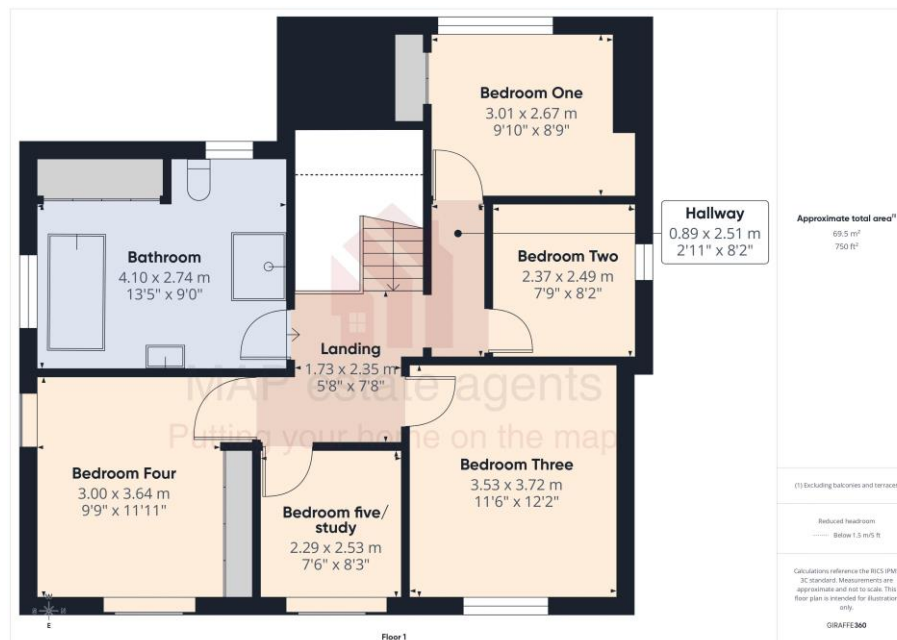
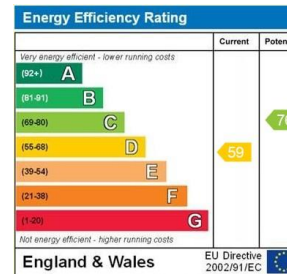
**AGENT'S NOTE**

Please be advised that the Council Tax band for this property is band 'D'.

**DIRECTIONS**

Upon entering the village of Carharrack, proceed past General store and as the road starts to bend to the left, turn right taking you up Wheel Damsel Road. Continue up the hill for approximately quarter of a mile where the property is signposted on the righthand side and a MAP For Sale board has also been erected. Continue along the lane where the property is the first on the lefthand side. If using What3Words :- Historic.Morphing.Coaster.





## MAP's Top reasons to view this home

- An imposing detached period property
  - Enjoying delightful rural outlook towards the South coast
  - Five bedrooms
  - Sitting room with separate lounge
  - Conservatory
  - Custom built kitchen and separate utility room
  - First floor bathroom suite along with ground floor shower room
  - Located within a quiet hamlet
  - Formal gardens with an extensive paved patio
  - Land approximately 3.30 acres with outbuildings
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