LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR2528516 **£525,000**

Trevethow,
Lower Penelewey, Penelewey, Feock, Truro, Cornwall, TR3 6QY **FREEHOLD**



Just a short distance away from Loe Beach, the sailing waters of the Fal Estuary and the highly regarded village of Feock, a reverse-level, detached 2021-built house offering spacious accommodation of over 1,600sq.ft. comprising a superb 39'7" open-plan living/dining room/kitchen and 4 bedrooms (1 en-suite). With level gardens and parking and within very easy reach of the cathedral city of Truro and several well-served villages.







<u>SUMMARY OF ACCOMMODATION</u> – In all, about 1,621sq.ft.

Ground Floor Entrance hall, principal bedroom with dressing area and en-suite shower room, 3 further bedrooms, family bath/shower room.

First Floor Open-plan living/dining room/kitchen, utility room, cloaks cupboard, wc.

Outside Brick-paved and gravelled driveway parking, tiered gardens with level artificial lawns, paved sun terrace and a swimming pool. A covered terrace and enclosed garden with patio off the principal bedroom. Further visitor parking.





DESCRIPTION

Built in 2021, Trevethow offers spacious and thoughtfully arranged reverse-level accommodation designed to suit modern family living. The very impressive open-plan living/dining room/kitchen has vaulted ceilings and several rooflights, two of which open to form a balcony, creating a wonderfully light and spacious space which measures 39'7" x 17'8".

The kitchen is well appointed with a range of integrated appliances, with generous worktop space and a central island which also serves as a breakfast bar.

The bedroom accommodation is on the ground floor, off the entrance hall, with the principal bedroom benefiting from a dressing area, en-suite shower room, and doors to a covered patio with an enclosed, private, level garden. There are three further bedrooms which are served by a well-appointed family bathroom, offering flexibility for growing families, guests or those requiring a home office.

Outside, Trevethow has level gardens which have been designed for ease of maintenance, incorporating paved seating areas and areas of artificial lawn which provide excellent spaces for outdoor dining, entertaining and relaxation with a swimming pool on the top tier. A generous gravelled driveway provides off-road parking, whilst the attractive stone and timber-clad elevations give the property an individual character which harmonises comfortably within its surroundings.

Offering an appealing combination of contemporary living, practical accommodation, and low maintenance outside space, Trevethow would make an excellent permanent residence, second home, or investment opportunity in this particularly convenient and sought-after area of south Cornwall.



LOCATION

Lower Penelewey is a small and highly regarded hamlet, peacefully positioned between the waterside village of Feock and the city of Truro. Surrounded by attractive Cornish countryside yet within easy reach of everyday amenities, it is an ideal location for those seeking a quieter lifestyle without compromising on convenience.

The nearby village of Feock is renowned for its picturesque creekside setting on the Fal Estuary and offers a parish church, village hall, primary school, and a thriving community. Loe Beach, just a short drive away, provides excellent opportunities for sailing, kayaking, and paddleboarding, whilst the famous Pandora Inn, overlooking Restronguet Creek, is one of Cornwall's best-known waterside inns. The surrounding area is criss-crossed by an extensive network of footpaths and bridleways, offering wonderful countryside and waterside walks.

The cathedral city of Truro lies approximately 4 miles away and provides an excellent range of independent shops, national retailers, restaurants, and cafés, together with both state and private schooling, the Hall for Cornwall, the Royal Cornwall Hospital, and a mainline railway station with direct services to London Paddington. The sailing waters of the Carrick Roads, numerous beaches on both the north and south coasts, and the wider attractions of Cornwall are all readily accessible, making this an exceptionally well-placed location from which to enjoy the county

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

FIRST FLOOR

ENTRANCE HALL With double cloaks cupboard, turning staircase to the first floor with understair storage cupboard.

CLOAKS CUPBOARD Housing the underfloor heating manifold and Baxi boiler.

OPEN-PLAN LIVING / DINING ROOM / KITCHEN – 39'7" x 14'9" Four Velux skylights plus two further Velux cabrios which also serve as dormer balcony, plenty of eaves storage and doors to wc.









KITCHEN Comprises a range of blue Shaker-style wooden base units and drawers under a quartz worksurface with a large central island which also serves as a breakfast bar. Built-in shelving, stainless steel inset sink and integrated Beko dishwasher. Space for an American style fridge/freezer and a freestanding range style cooker.

WC With wc, wash basin with double fronted vanity unit under.

UTILITY ROOM – 9' x 5'2" Shaker-style base units and drawers in a laminate worksurface with stainless steel sink and drainer with space and plumbing beside for a washer and dryer (stacked).

GROUND FLOOR

PRINCIPAL BEDROOM – 19'5" (including dressing area) x 11'8" With double doors opening to a covered sun terrace and the rear garden, further window and recessed dressing area with built-in shelving, hanging rail and dressing table.





EN-SUITE SHOWER ROOM With large walk-in shower cubicle with rain shower head and additional handheld shower attachment, contemporary wc with concealed cistern, wash basin beside with double-fronted vanity cupboard under, LED backlit vanity mirror over.



BEDROOM 2 – 11'6" x 9' max Double bedroom with window overlooking the side path.

BEDROOM 3 – 10'3" x 9' Double bedroom with window overlooking the side path.





BEDROOM 4 – 9' x 8'3" Currently arranged as a study with window overlooking the side path.

FAMILY BATH / SHOWER ROOM With walk-in shower cubicle with additional handheld shower attachment, contemporary wc with concealed cistern, wash basin beside with double vanity unit under with further storage beside and worksurfaces to either side, panelled bath, opaque glass window.



OUTSIDE

To the front of Trevethow is a brick-paved and gravel driveway which provides parking for at least 2 cars in tandem. Further visitor parking. Beside the parking area is a tiered garden with level Astroturf lawn with a swimming pool and a paved sun terrace.

An external staircase allows access to the first floor. There are gravelled pathways on both sides of the house which lead to the rear garden which can also be accessed off the principal

bedroom. This area of garden is enclosed with a level area of Astroturf lawn, a patio and a covered sun terrace off the principal bedroom.








GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR3 6QY.

SERVICES Mains water, drainage, electricity and gas. Underfloor heating on both floors.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 80 Mbps highest available download speed. 20 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

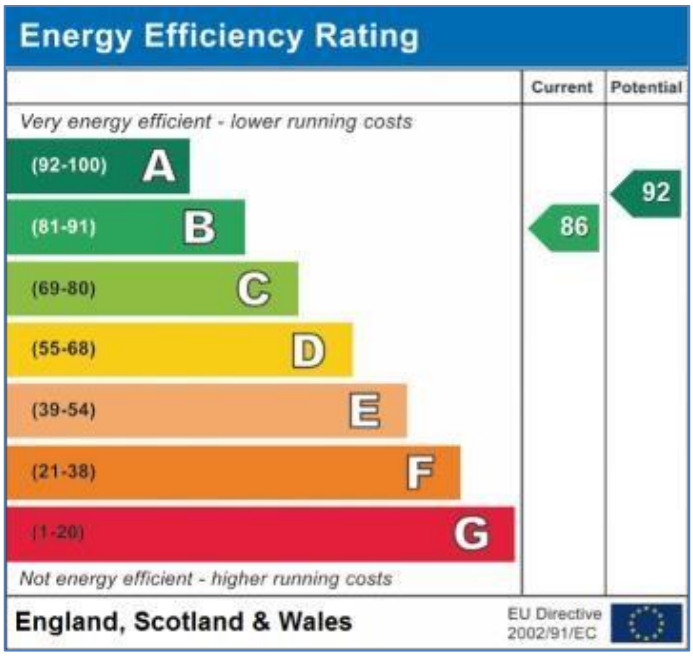
DIRECTIONS Heading from Truro towards Falmouth, at the Playing Place roundabout go straight over passing the Shell petrol filling station on your left hand side. At the next roundabout turn left signposted to Feock and King Harry Ferry. Proceed along this road and take the right hand turn signposted to Penelewey Camping, which is directly opposite the Punchbowl & Ladle pub. After turning right, take the first left hand turn where Trevethow will be found in front of you.

WHAT3WORDS ///modern.soils.efficient

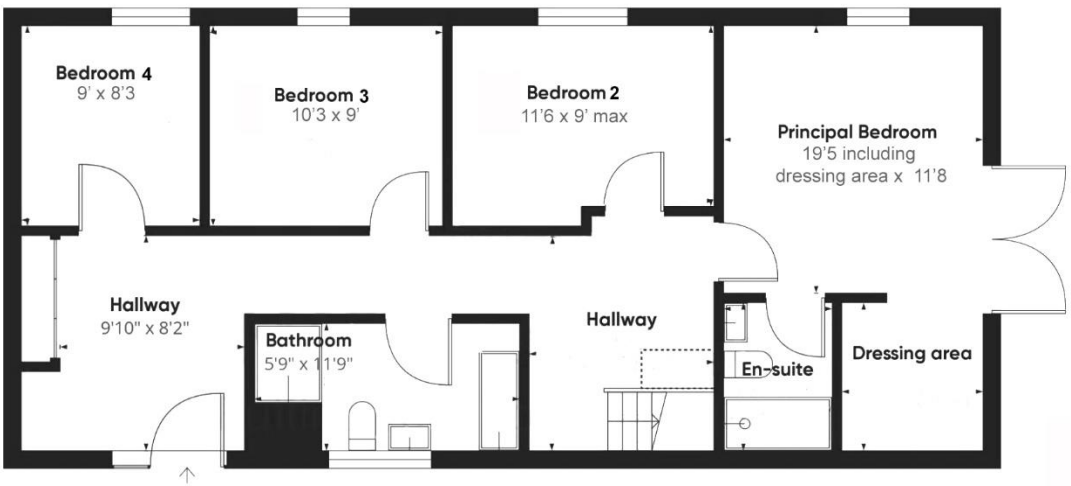
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN
Approved Redress Scheme

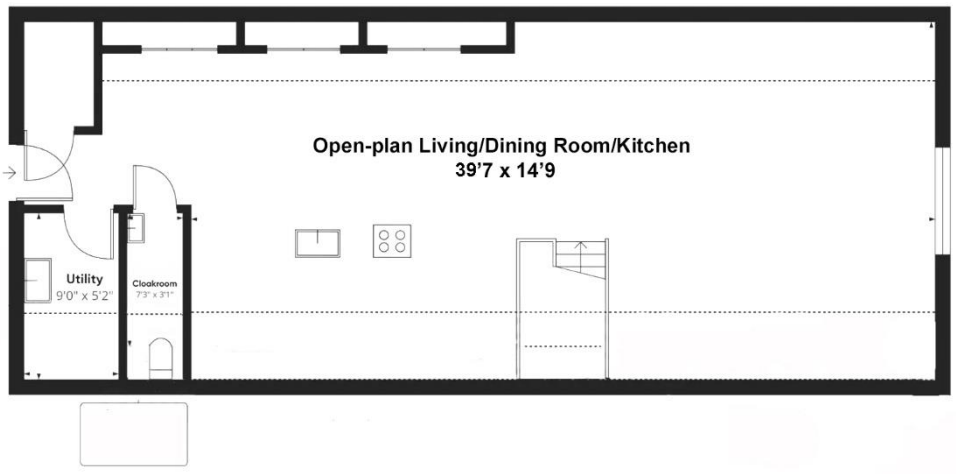


Not to scale – for identification purposes only.



Approximate total area(1)
796.44 ft²
73.99 m²
Reduced headroom
4.65 ft²
0.43 m²

Ground Floor



Approximate total area(1)
824.21 ft²
76.57 m²
Reduced headroom
196.12 ft²
18.22 m²

First Floor


TRURO
Truro River
Tresillian River
Fal River
Carrick Roads
Shortlanesend
Threemilestone
Penryn
Mylor Bridge
Feock
Devoran
Perranwell
Penryn
Falmouth
Truro
Newquay
Redruth
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