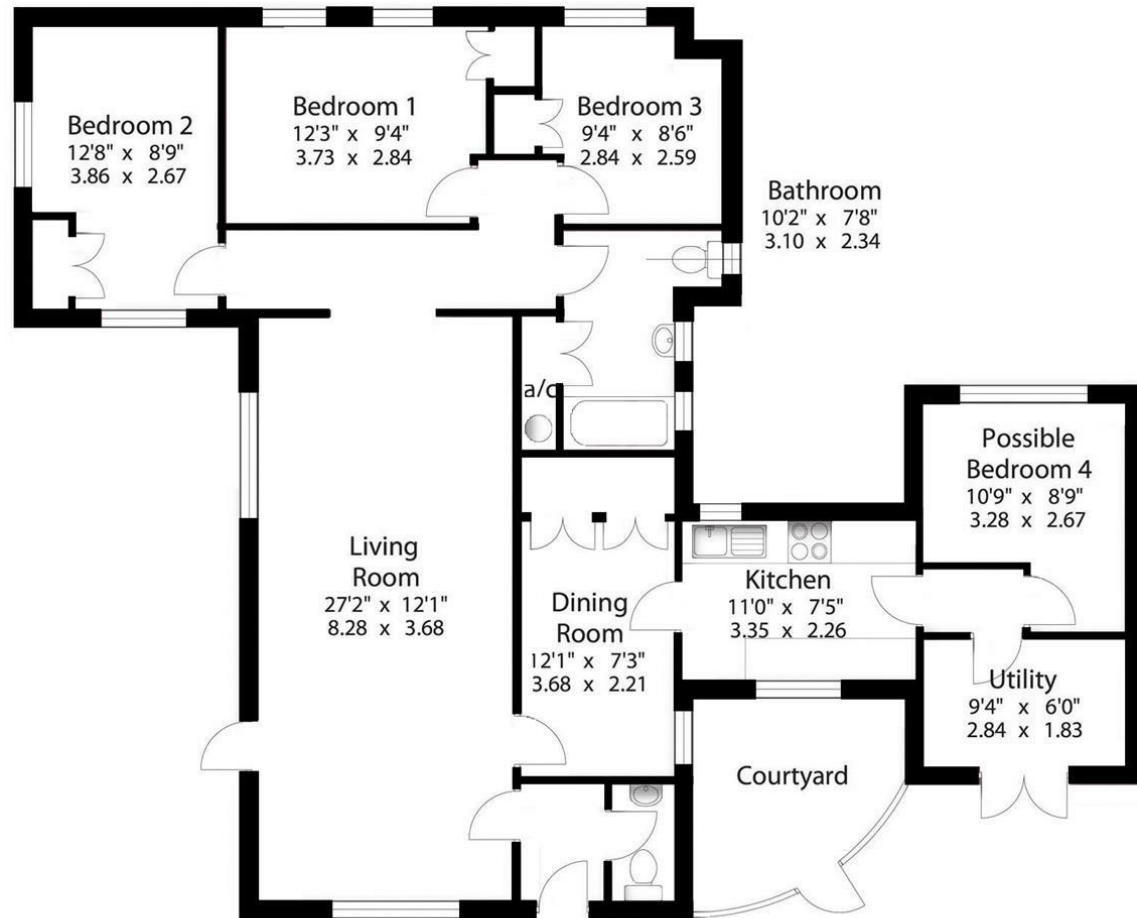


Approx Gross Internal Floor Area = 1208 Sq. Feet  
= 112.2 Sq. Metres

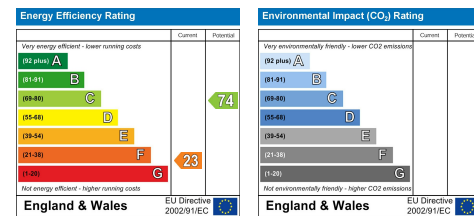


For illustrative purposes only. Not to scale.

KEY FEATURES

- Very Large Plot
- Three/Four Bedrooms
- Dining Room
- Utility Room, Bathroom
- Lots of Parking
- Fabulous Far Reaching Rural Views
- Sitting Room
- Kitchen
- Large Enclosed Garden
- Close to Village Centre

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:  
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.  
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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PRIORY MEADOW, WELL STREET, TREGONY, TRURO, TR2 5RT  
SPACIOUS DETACHED BUNGALOW OCCUPYING A VERY LARGE PLOT

In a very private setting and enjoying fabulous far reaching countryside views.  
In need of modernisation but offering huge potential or possibly redevelop the site.  
Three/four bedrooms, sitting room, dining room, kitchen, bathroom. Former garage converted into utility and possible fourth bedroom.  
A rare combination of a very large plot with complete privacy yet within a short stroll of the village centre and shops. Lots of parking.  
Freehold. Council Tax D. EPC - F.

GUIDE PRICE £475,000

## GENERAL COMMENTS

Priory Meadow is a spacious detached bungalow located in a very private setting within the sought after village of Tregony. The bungalow is set well back from any roads and is extremely quiet and enjoys fabulous far reaching views over the surrounding countryside. Built in 1958, and lived in by the current vendors for many years, the bungalow is now in need of complete refurbishment but offers tremendous potential. The plot is very large and it is possible that prospective purchasers will re build and there is possibilities to develop the site and build several houses subject to necessary consents.

The bungalow is a lot larger than it looks from outside and in particular has a very spacious sitting room with picture window enjoying far reaching rural views. In addition there are three bedrooms, kitchen, dining room and modern bathroom. The garage has been converted into a utility room and possible fourth bedroom. There is modern electric heating and double glazed windows throughout. A driveway provides parking for many cars and ample hardstanding for a caravan or boat. The gardens are very large and enjoy a sunny aspect and fabulous views. An internal viewing is highly recommended.

## LOCATION

Tregony is a thriving community with a good range of facilities including Parish Church, public house, general stores, post office, primary school and secondary schools. A regular bus service runs between St. Austell and Truro and also Veryan and St. Mawes. The Roseland Peninsula is within easy access and is now recognised as an area of outstanding natural beauty and is renowned for its sandy beaches and wonderful coastal footpaths.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALL

Half glazed entrance door. Tiled floor. Doors to sitting room and:

### CLOAKROOM

Window to front. Low level w.c, wash hand basin. Tiled floor.

### SITTING ROOM

27'1" x 12'0" (8.28m x 3.68m)  
A large, well proportioned twin aspect room with windows overlooking the front and side gardens and enjoying far reaching countryside views beyond. Glazed door opening onto the sun terrace and garden. Two Rointe electric heaters. Open fireplace with stone surround and wooden mantle. Built in book cases. Door to:

### DINING ROOM

12'0" x 7'3" (3.68m x 2.21m)  
Window to side. Built in storage cupboards. Door to:

### KITCHEN

10'11" x 7'4" (3.35m x 2.26m)  
Base and eye level units. One and a half bowl sink/drain, integral dishwasher. Space for cooker and fridge/freezer. Window to front. Door to:

### INNER HALL

Doors to what was the original garage that has been converted into a possible fourth bedroom and utility room.



### UTILITY ROOM

9'3" x 6'0" (2.84m x 1.83m)  
Space and plumbing for washing machine. Door to garden.

### POSSIBLE FOURTH BEDROOM

10'9" x 8'9" (3.28m x 2.67m)  
Window overlooking the rear garden. Rointe electric heater.

From the sitting room doors to the three bedrooms and bathroom.

### BEDROOM ONE

12'7" x 8'9" (3.86m x 2.67m)  
A twin aspect room with windows overlooking the rear garden and enjoying countryside views beyond. Built in wardrobes. Rointe electric heater.

### BEDROOM TWO

12'2" x 9'3" (3.73m x 2.84m)  
Two windows overlooking the rear garden. Interconnecting door to bedroom one. Built in wardrobes.

### BEDROOM THREE

9'3" x 8'5" (2.84m x 2.59m)  
Window overlooking rear garden. Built in wardrobes.

### BATHROOM

10'2" x 7'8" (3.10m x 2.34m)  
A tiled room with modern white suite comprising low level w.c, vanity sink unit, panel bath with shower over. Airing cupboard with factory lagged hot water cylinder. Three windows to rear.

### OUTSIDE

A private driveway leads from well lane into the property where there is lots of parking and ample space for a caravan, boat, trailers etc. The gardens are extremely private and include generous lawns, many mature shrubs and plants and a sunny aspect. There are fabulous far reaching views towards Trewarthenick and across the valley towards the Roseland. A paved terrace accessed from the sitting room provides lots of sitting out space with views over the garden and countryside beyond. A secret garden above well lane provides the perfect sitting area to enjoy the views. At the rear is a large patio and very useful workshop.

### SERVICES

Mains water, electric and drainage are connected.

### 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

Proceeding from the A3078 Truro to St. Mawes road take the turning on Tregony bridge up into the village. At the top of the hill take the right hand turning immediately by the Alms Houses where signposted into Roseland Crescent. After a short distance turn right, just before the doctors surgery into Well Lane and Priory Meadow is easily identified on the right hand side where a Philip Martin board has been erected.

