



68 Fore Street, Tregony, TR2 5RW
£450,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Handsome double-fronted period home
- Located in the heart of the popular village of Tregony
- Four well-proportioned double bedrooms
- Superb farmhouse-style kitchen/dining room
- Characterful sitting room with two wood burning stoves
- Enclosed west-facing walled garden
- Off street parking and detached garage
- Video tour available



*A handsome double-fronted period home located in the heart of the popular village of Tregony.
Offering over 1,300 sq.ft. of beautifully presented accommodation with four bedrooms,
detached garage, parking and walled garden.*



The Property

Occupying a central position along Fore Street, in the heart of the ever-popular village of Tregony, this handsome double-fronted period home dates from the 1830s and offers a wonderful blend of original character, generous family accommodation and beautifully maintained outside space. Thoughtfully extended during the 1960s, the property now provides over 1,300 sq.ft. of beautifully presented interiors together with a detached garage, off street parking and an enclosed West-facing walled garden.

The front door opens into a wonderfully welcoming sitting room, a generous reception space full of character and enjoys wood burning stoves, each set within its own fireplace set at either end. The room naturally lends itself to two distinct seating areas, with one creating a comfortable everyday lounge and the other providing a quieter space to read, unwind or simply enjoy the warmth of the fire. Two large front-facing windows flood the room with natural light, while built-in shelving and traditional slate window seats further enhance the charm and character of this lovely living space.

Without doubt the heart of the home is the superb farmhouse-style kitchen/dining room, extending to over 26 feet in length. This sociable space offers an extensive range of traditional fitted cabinetry with integrated appliances, solid timber worktops and a large ceramic sink perfectly positioned to overlook the garden. There is ample room for a large family dining table, making it a wonderful space for both everyday family life and entertaining, while French doors open directly onto the rear garden, creating an effortless connection between inside and out.

The first floor provides four well-proportioned double bedrooms, with the two rear bedrooms benefitting from attractive countryside views across the surrounding landscape. The sleeping space here offers excellent flexibility for growing families, overnight guests or those working from home. Completing the accommodation is a beautifully appointed family bathroom, thoughtfully designed with high quality fittings, a bath, separate walk-in shower, basin with lit mirror above, WC and heated towel rail.







Outside, gated access from the side lane leads to a generous brick-paved courtyard providing ample parking alongside the detached garage. Just beyond this space is a sheltered seating terrace, creating the perfect spot for al fresco dining and entertaining throughout the warmer months. Beyond, the garden extends into a delightful west-facing walled garden, enclosed by attractive mature stone walls that create a wonderful sense of privacy and character. Predominantly laid to lawn with established planting, it provides plenty of space for children to play, keen gardeners to enjoy or simply somewhere peaceful to relax in the afternoon and evening sunshine.

A home of genuine character and substance, this is a property that successfully blends period charm with generous family accommodation, all within one of South Cornwall's most sought-after village settings.



The Location

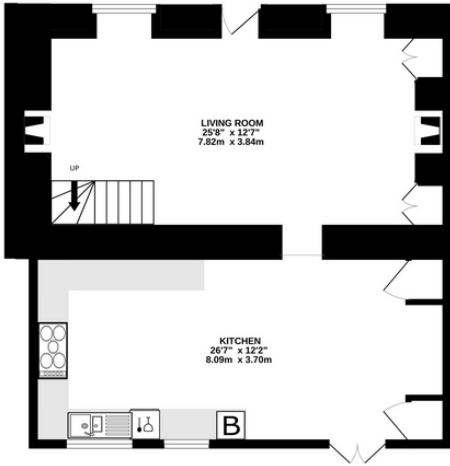
Tregony is a popular village blending rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 6.5 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular 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 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.

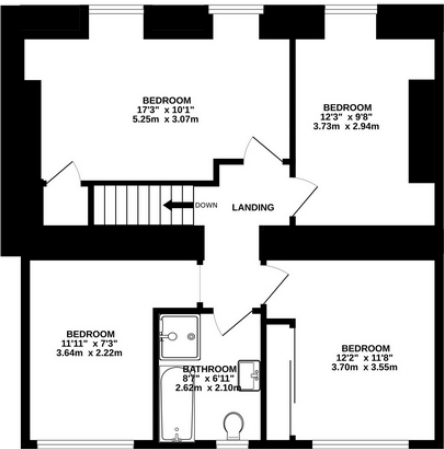


Floorplan

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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: D

Services: Mains water, drainage and electric are all connected. An oil fired boiler provides hot water and central heating.

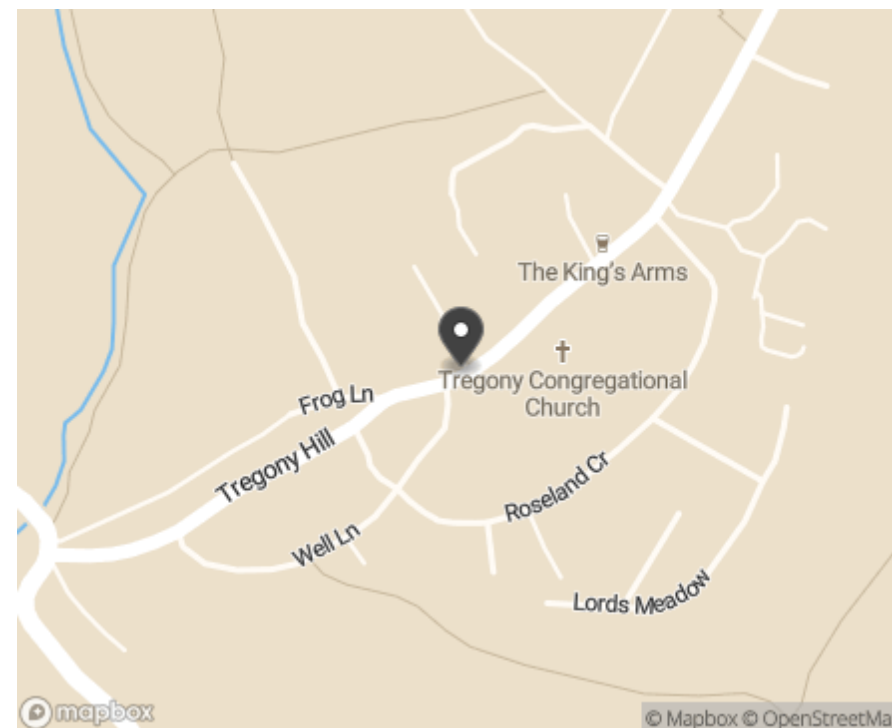
Mobile Signal: Best networks O2 & Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1000Mbps. Max Upload 1000Mbps.

Note: The property is in a conservation area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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.

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