



Little Trembroath



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Stithians, Truro, TR3 7DT

Stithians Church 1 mile by road (about 650 yards by footpath)
Falmouth 8 miles Truro 9 miles

A wonderfully atmospheric property with main house, cottage, garage, beautiful gardens and stunning woodland with high environmental appeal – total about 3.41 acres

- 3 Bedroom Character Main Residence
- 1-Bedroom Separate Cottage
- Formal Gardens
- Wide Variety of Flora & Fauna
- House - Council Tax Band D
- Inviting Courtyard
- Double Garage, Workshop & "Writer's Cabin"
- Managed Wooded Grounds - Wildlife Pond
- Freehold
- Cottage - Business Rated

Offers In Excess Of £850,000

SITUATION

Little Trembroath is situated on the edge of the tucked away rural hamlet of Trembroath which is approached over a no-through road. The property is pleasantly situated in unspoilt rolling countryside about a mile's drive to the north-east of Stithians, but only about 650 yards walk to the Church. This popular village offers a range of facilities and amenities including a shop, post office, public house, primary school, doctors surgery and church. These are supplemented further by the port of Falmouth about 8 miles to the south-east, and the cathedral city of Truro about 9 miles to the north-east.

THE MAIN HOUSE

Converted and extended from an old barn by the current vendor in the 1990s, the main house offers characterful and interesting accommodation. From the courtyard with its attractive Gunwalloe pebbles, the pedestrian access to the house is through a spacious welcoming Conservatory with tiled floor and wide elm windowsills. Glazed double doors lead to a well-proportioned Living Room with wood-burner set on raised hand-made tiled hearth with matching back tiling.

Adjacent is an Inner Hall at the end of which are three steps down to a fine vaulted Kitchen and Dining Room with outlook to front and rear gardens. Stairs to Galleried Mezzanine over with fitted book shelving.

The Kitchen offers a U-shaped range of base and eye level units, worktops with matching upstands and splashback tiling over, inlaid drainer with under-mounted sink unit with mixer tap; color gas cooker with double oven and grill and 4 rings; space and plumbing for dishwasher; and space for freestanding refrigerator freezer. From the Dining Area, a glazed door opens to outside where there is a level paved seating and alfresco dining area.



Off the Inner Hall are two vaulted Bedrooms - one currently used as a fine Library/Office with fitted office furniture, corner fitted storage cupboard with high level cupboard over and glazed door to outside patio area - and a vaulted Bathroom with blue tiling, cast iron bath with Victorian style mixer tap shower fitment, wc, pedestal washbasin and door to walk-in walk shower.

The accommodation is completed by a spacious Main Bedroom with exposed floorboards, walk-in wardrobe and glazed patio doors onto garden. The En Suite Shower Room has a large walk-in tiled shower, wc and pedestal washhand basin.

THE COTTAGE

The detached cottage, across the courtyard from the house, offers highly flexible accommodation which is ideal for both holiday letting or residential purposes.

There is an attractive vaulted Kitchen and Living Room. The kitchen includes a range of Shaker style units with rolled worktops to splashback tiling and including a single drainer sink unit with mixer tap, inset electric oven and grill, ceramic hob with extractor hood over, integral refrigerator and space for freezer. In the Living area is an electric fireplace stove heater on raised slate hearth. Off is a good sized Bedroom with rural views and adjoining Shower Room with fully tiled quadrant shower, wc, pedestal washbasin, linen cupboard and wall mounted heated towel radiator.

THE DOUBLE GARAGE, STORE AND WORKSHOP

Adjoining the Cottage is a useful Store with power and sink unit. Completing the Courtyard is a detached Double Garage with wide electric up and over door, side personnel door, sink, power and lighting and natural light. Plumbing for washing machine.

Adjacent to the gardens, is an excellent timber and bitumen felt Workshop with two doors, natural light, long workbench, power and lighting.

THE ENVIRONMENTAL APPEAL AND AMBIENCE

Little Trembroath offers the most beautiful landscaped and well-tended gardens which wrap around the main house with areas of lawn, a fine garden pond, potting shed, compartmentalized areas and a tremendous variety of mature ornamental trees, shrubs and flowering plants. The gardens lead into just over 3 acres of established woodland, planted by the current vendor around 20 years ago and presenting a wide variety of indigenous trees including Silver Birch, Oak, Ash, Wild Cherry, Field Maple and Spindle etc. The woodland is carpeted in the spring and summer with wild flowers such as bluebells, wild garlic and Siberian Spring Beauty. There are open glades linked by a myriad of meandering grass paths with various interspersed sculptures.

In the middle of the woodland is a delightful timber Cabin with outside timber raised seating area. The Cabin has a power point and a mezzanine sleeping area, windows on all four sides and a stable door.

At the bottom of the wood is a large wildlife pond with Goldfish and small Carp which adds to the diversity of habitat on show. A wide variety of wildlife, including deer, is attracted to this beautiful woodland throughout the year. In total, Little Trembroath extends to about 3.41 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling northbound on the A393 between Falmouth and Redruth, drive through the village of Ponsanooth and after about a further ½ mile, at the crossroads turn left towards Stithians. Drive up to the top of the hill, pass the entrance to Stithians Showground, take the next turning to the right towards Trewithen Moor and drive down into the valley, follow the road around to the left and just after the bridge, turn right towards Trembroath. Drive up the valley for about ½ mile and turn left towards Trembroath just before the bridge. Drive up the hill about 200 yards and Little Trembroath is the first property on the left.

SERVICES

Mains water and electricity connected to the main house and cottage. Oil-fired central heating to the main house. Electric radiators to the cottage. Private drainage system via septic tank.

Broadband: Standard available (Ofcom). Mobile telephone: 02 variable indoors and 02, EE, Three and Vodaphone good outdoors (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Denotes restricted head height

Approximate Area = 1473 sq ft / 136.8 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Garage = 343 sq ft / 31.8 sq m
 Outbuildings = 452 sq ft / 41.9 sq m
 Annexe = 494 sq ft / 45.8 sq m
 Total = 2788 sq ft / 258.7 sq m

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1358688



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	72
England & Wales		EU Directive 2002/91/EC	

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