



Trevargh



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Trelowth, St. Austell, Cornwall, PL26 7DX

St Austell Centre 2 miles Truro 12 miles Mevagissey 5 miles

On the edge of Trelowth, a quality residence of some 2,300 sq ft with views, gardens, stores, detached garage and adjoining paddocks

- 3-Storey Accommodation
- Electric Gated 'In & Out' Access
- Detached Garage & Store Building
- Stables & Field Shelter
- Freehold
- Spacious 4-Bedroom Residence
- Beautifully Presented
- Attractive Gardens
- Paddocks - Total c.1.50 Acres
- Council Tax Band E

Guide Price £755,000

SITUATION

The hamlet of Trelowth is about 2 miles to the west of the centre of St Austell and lies adjacent to the popular villages of Polgoon and Sticker. Polgoon includes a local village shop/post office, hairdressers and renowned public house, and Sticker includes a local garage, village stores/post office, recreational facilities and public house.

There is a station on the London Paddington line in St Austell and the cathedral city of Truro, being the commercial and retail centre of Cornwall, is about 12 miles to the south-west. The south Cornish coastline with its beaches and scenic coastal walks is readily accessible.

DESCRIPTION

A delightfully presented modern detached residence with a variety of beautifully presented light and airy rooms arranged over three storeys.

On the ground floor is an inviting Entrance Hall with a Cloakroom and stairs off to the first floor. Adjacent is a well-proportioned Dining Room with double aspect, wooden floor and decorative Minster stone style fireplace with slate hearth and inset wood burner with display shelving to either side. There is a useful Office with views to the paddocks and a particularly spacious Family/Living Room with engineered Oak floor, double aspect and full height double-glazed doors opening to outside seating areas in the garden.



The Kitchen (new 2023) presents a modern Shaker style range of matching base and eye level units with underlighting polished granite worktop surfaces to matching upstands with splashback over and includes a Belfast sink unit with mixer tap, integral dishwasher and refrigerator/freezer, built-in microwave, built-in steam oven and four induction rings with extractor hood over, wine cooler and wine rack. Off the Kitchen is a walk-in shelved Larder Cupboard and useful Utility. From the Kitchen is a uPVC stable style door to an enclosed side Entrance Porch with tiled floor and part glazed uPVC door to outside.

On the first floor is a Landing with double-glazed window with stained glass detailing providing natural light, and doors off to three Bedrooms. The main double aspect Bedroom benefits from an En Suite Bathroom with freestanding ball and claw foot roll-top bath, vanity washbasin and adjacent close coupled wc, shower cubicle with rainshower and chrome heated towel radiator. In addition, there is a modern Shower Room with matching suite and comprising large open shower cubicle with overhead rainshower, modern vanity washbasin, wc and heated towel rail.

Stairs from a small Office/Computer Area rise to an Attic Bedroom with Velux windows and adjoining which is an Attic En Suite Bathroom with free-standing bath, washbasin and wc and a Attic Store Room (all with restricted headroom).

THE OUTSIDE, OUTBUILDING & DETACHED DOUBLE GARAGE

Immediately adjacent to the house, which is accessed off a quiet lane, is a paved driveway allowing parking for vehicles which benefit from a pair of "in and out" electric sliding gates". Adjacent to the drive is a useful Outbuilding about 4.76m x 2.44m with light and power and a detached block double Garage (new 2023) with electric roller door, side personnel door, boarded roof storage space, light and power.

THE GARDENS

On the eastern side of the house is an open lawn with well enclosed Evergreen planting and raised slate seating areas. The gardens enjoy some pleasant views.

THE STABLES, FIELD SHELTER AND LAND

A 5-bar gate from the garden area opens to the adjacent Paddocks which form an attractive valley with a central deciduous tree. There are hedge and wall borders and within the land are a pair of adjoining purpose built Stables and Hay Store, an open Field Shelter and vegetable allotment. In total, Trevargh extends to about 1.50 acres.

VIEWING

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

DIRECTIONS

Travelling westbound on the A390 from Truro to St Austell, drive through Grampound and continue on towards St Austell. On reaching Hewas Water, turn right towards Sticker, drive up the hill and continue to the village. Drive down into and through Sticker and continue for about a further half mile. Pass the layby on the right and on the brow of the hill, and just before The Old Methodist Church, turn right (unsignposted) into Treloweth Road. After about 20 yards, bear to the left and after a short distance turn left before the wall nameplate for the village Treloweth. Drive between the houses and Trevargh will be seen after a short distance on the left.

SERVICES

Mains water, electricity and drainage connected. Double-glazed. Underfloor heating to ground and first floor via ground source heat pump. TV and telephone points.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile phone: Three likely and 02, EE, Vodafone limited inside and Three, 02, Vodafone and EE likely to be available outside (Ofcom).



IMPORTANT: Stage 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.



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			

England & Wales

EU Directive 2002/91/EC

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