



Trevargh





# Trevargh

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 2,340 sq ft (gia) and adjoining paddocks

- No Forward Chain
- Three-Storey Accommodation
- Well Presented
- Attractive Gardens
- Pasture Paddocks
- Spacious 4 Bedroom Residence
- Electric Gated In And Out Access
- Good Views
- Stables and Field Shelter
- Total c. 1.50 Acres

Offers In Excess Of £690,000

## SITUATION

The hamlet of Trelowth is situated about 2 miles to the west of the centre of St Austell and lies adjacent to the popular villages of Polgooth and Sticker. Polgooth 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 to the south.

## DESCRIPTION

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

On the ground floor, is a spacious Entrance Hall with a Cloakroom and stairs off to the first floor. Off is a well-proportioned Dining Room with double aspect, wooden floor and decorative Minster Stone style fireplace with slate hearth with display shelving to either side. There is a useful Office with views to the paddock and a particularly spacious and inviting Living Room with engineered oak floor, double aspect and full height double-glazed doors opening to outside seating areas in the garden.

The Kitchen presents a bespoke range of matching units with worktop surfaces, ceramic sink, integral dishwasher and free-standing cooker with induction hob over. There is a stable style door to the outside, stone tiled floor and doors to a shelved Larder and useful Utility.





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 free-standing bath and claw foot roll top bath, pedestal washbasin, wc and heated towel rail. In addition there is a modern Shower Room with matching suite comprising large open shower cubicle with overhead rain shower, modern vanity washbasin, wc and heated towel rail.

Stairs from an original small bedroom, now providing the opportunity for a Study or Computer Area, rise to a fourth Bedroom within the roof (restricted head-room) with Velux windows and open contemporary En Suite Bathroom with free-standing bath, washbasin and wc.

#### **OUTSIDE**

Immediately adjacent to the house, which is accessed off a quiet lane, is a paved driveway allowing parking for vehicles and which benefits 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.

On the eastern side of the house is an open lawn, well enclosed with evergreen planting and raised slate seating areas. The garden enjoys some pleasant views.

#### **THE STABLES AND LAND**

A five-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 timber Stables and Hay Store and an open Field Shelter. In total, Trevargh House 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 the village of 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 lay-by on the right hand side and on the brow of the hill and just before the old Methodist Church, turn right (unsignposted) into Trelowth Road. After about 20 yards, bear to the left and after a short distance turn left before the wall name plate for The Village Trelowth. Drive between the houses and Trevargh will be seen after a short distance on the left hand side.

#### **SERVICES**

Mains water, electricity and drainage connected. Double-glazed. Underfloor heating to ground and first floors. TV and telephone points.





These particulars are a guide only and should not be relied upon for any purpose.

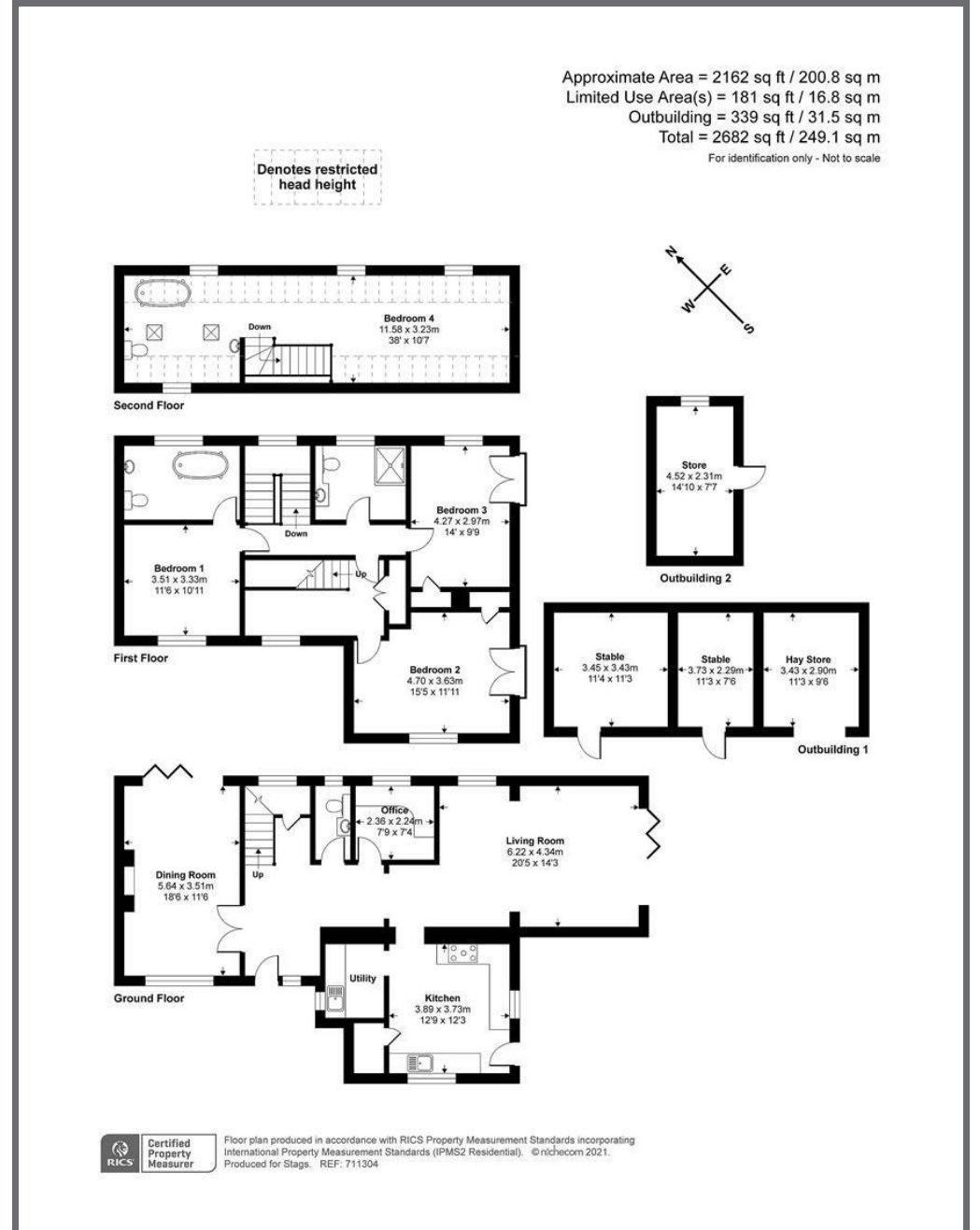


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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