



Trevarth Villa



# Trevarth Villa

Trevarth, Redruth, Cornwall, TR16 6AE

Falmouth 7 miles - Truro 8 miles - Porthtowan 6.5 miles

A handsome and beautifully presented former Mine Captain's residence set amongst private gardens of just under half an acre with a detached home office/gym.

- Detached Character House
- Beautifully Presented
- Detached Home Office / Gym
- Rural Location & Views
- Freehold
- Private Gardens
- Three/ Four Bedrooms
- Ample Parking
- Viewing Recommended
- Council Tax Band D

Guide Price £550,000

## SITUATION

Enjoying picturesque rural views, Trevarth Villa is nestled in the small hamlet of Trevarth, midway between the villages of Carharrack and Lanner. This delightful residence offers easy access to an extensive network of scenic footpaths and trails and is located within a World Heritage Site. In the 18th and 19th centuries, this area was considered one of the richest districts in the old world due to its tin and copper mining industry.

Situated around 7 miles from both coasts and conveniently accessible to Truro, Falmouth, and the A30, this central location remains highly sought after. The north coast features great sandy surfing beaches, with Porthtowan being the nearest, while the south coast offers the sailing waters of the Carrick Roads at Falmouth and Mylor Yacht Harbour. The nearby villages provide a range of local amenities, and the Cathedral City of Truro serves as a vibrant shopping centre with many national retailers. Mainline railway stations in Redruth and Truro offer connections to London Paddington.

## THE PROPERTY

Trevarth Villa is a former Mine Captain's residence, believed to date from around 1800. It sits on nearly half an acre of level, well-maintained gardens in the hamlet of Trevarth, near Lanner/Redruth areas. The house has a south-facing granite frontage that's been properly restored. As with most traditional countryside cottages in Cornwall and rural UK, daily access is typically through the rear, here via a private driveway and path that leads straight into the kitchen, keeping everyday comings and goings practical and away from the more formal front entrance. Every detail of this remarkable home speaks of craftsmanship and comfort, offering a rare opportunity to own a piece of history perfectly attuned to contemporary family living.



Inside, the ground floor has a central hallway with a carpeted floor and a turning staircase. To one side is the kitchen, renovated with country-style units, tiled splashbacks, a useful peninsula with plenty of storage underneath serving as a breakfast bar, and a concealed granite fireplace. It overlooks the garden.

Opposite is a dining room with an open-beam ceiling, carpeted floor, and a front window. There's also a study/smaller room that connects to the sitting room, which has a vaulted ceiling, feature windows, and French doors opening to a patio area and the garden. Upstairs, the galleried landing gives access to four bedrooms, all carpeted. Two good-sized doubles at the front, looking out over fields and countryside and one smaller room in between, currently set up as a dressing room with fitted wardrobes however, could easily work as a nursery, single bedroom, or office and one rear-facing bedroom with a lower, sloping ceiling. The family bathroom has a bath with shower over, basin, and WC.

#### OUTSIDE

The grounds include a private driveway with parking for several cars. There are two main outbuildings: a substantial detached studio to the east, set up as a home office and gym with an adjoining outdoor area, and a bespoke wooden structure with power and lighting, split into a utility space and a dog kennel. To the rear, on a triangular piece of land, is an open-fronted stone building that could suit various uses such as storage/ workshop etc. The gardens extend to around half an acre and are mostly level, with some established flowerbeds and borders. They wrap around the house and are enclosed by traditional stone walls plus some newer hit-and-miss wooden fencing for privacy. There's a patio area with a pergola for outdoor use, plus mature trees (some fruit-bearing) for shade. The plot offers substantial space that could easily be landscaped further to suit personal tastes.

As with many properties in this semi-rural part of Cornwall, the setting gives easy access to local countryside paths and old mining trails around Carn Marth. It's a practical, characterful Cornish house that's been brought up to date without losing its original feel – good for family living, with plenty of space inside and out, plus useful extras for everyday or working-from-home life.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating via radiators. Basic and Superfast broadband are available up to 80 Mbps (Ofcom). O2, Three, Vodafone and EE available (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom).

#### DIRECTIONS

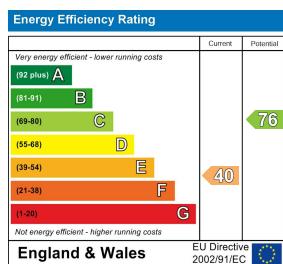
Trevarth is mid way between Carharrack and Lanner on your left hand side when heading toward Lanner. The property can be identified by a Stags for sale sign.

#### VIEWING

Strictly by prior appointment with Stags Truro Office.



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.



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