



Tean



Tean

Porthkea, Truro, Cornwall, TR3 6AH

Truro - 2 miles Falmouth - 11 miles

A detached semi-rural family home with glorious countryside views.

- Detached Family Home
- Glorious Countryside Views
- Large Sitting Room
- Utility Room
- Three Bedrooms
- Semi-Rural Hamlet
- Entrance Hallway and Cloakroom
- Kitchen/Dining Room
- Study/Bedrom 4
- Gardens, Garage and Parking

Guide Price £550,000

SITUATION

Situated in an Area of Outstanding Natural Beauty, Porth Kea is a peaceful rural hamlet less than a mile from the picturesque Cowlands Creek and inlets of the Truro and Falmouth rivers.

Tean is surrounded by rolling countryside and abundant scenic walks with The National Trust Gardens at Trelissick close by and the King Harry Ferry offering a picturesque shortcut to the coastline of the Roseland peninsula.

There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro approximately three miles distant. Also within easy reach is Loe Beach with moorings and boat lay-ups together with direct access to The Carrick Roads and some of the finest day sailing waters in the country.



DESCRIPTION

Built in 2000 by a reputable local builder, Tean enjoys commanding rural views over the neighbouring countryside. The exceptionally well presented accommodation comprises a welcoming entrance hall, cloak room, study/bedroom 4, a dual aspect sitting room with French doors to the side garden and a central fireplace with inset gas fire, marble surround and slate back and hearth.

The spacious kitchen with windows to the rear comprises a comprehensive range of cream Shaker style units with black Cosmic granite worksurfaces. Integral appliances include a fridge/freezer, dishwasher, four ring gas hob and Aga City 60 electric oven.

The utility room provides plumbing for a washing machine and tumble dryer, a window, a stable door to the rear and door into the garage.

Stairs lead up to the first floor landing with several eaves storage cupboards.

The dual aspect master bedroom has fitted wardrobes and takes advantage of the delightful rural views. There are two further bedrooms and a family bathroom.

OUTSIDE

The property is approached over a gravelled driveway with parking for several vehicles and access to the integral single garage. At the front is a lawn area enclosed by mature hedging and profusely stocked flower borders.

There are gates on both sides of the property, a planted gravel garden to the side with a circular sun terrace and pergola archway leading through gates into the rear lawn garden with raised flower and shrub borders, a patio area and summerhouse.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

VIEWINGS

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

DIRECTIONS

Take the A39 towards Falmouth and at the bottom of Arch Hill, turn left towards Calenick. On reaching the hamlet, turn left to Porth Kea. Continue on this lane and the property will be evident on the left hand side just before the 'T' junction.



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1575 sq ft / 146.3 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Garage = 169 sq ft / 15.7 sq m
 Total = 1758 sq ft / 163.3 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 671704.



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