



ROHRS & ROWE

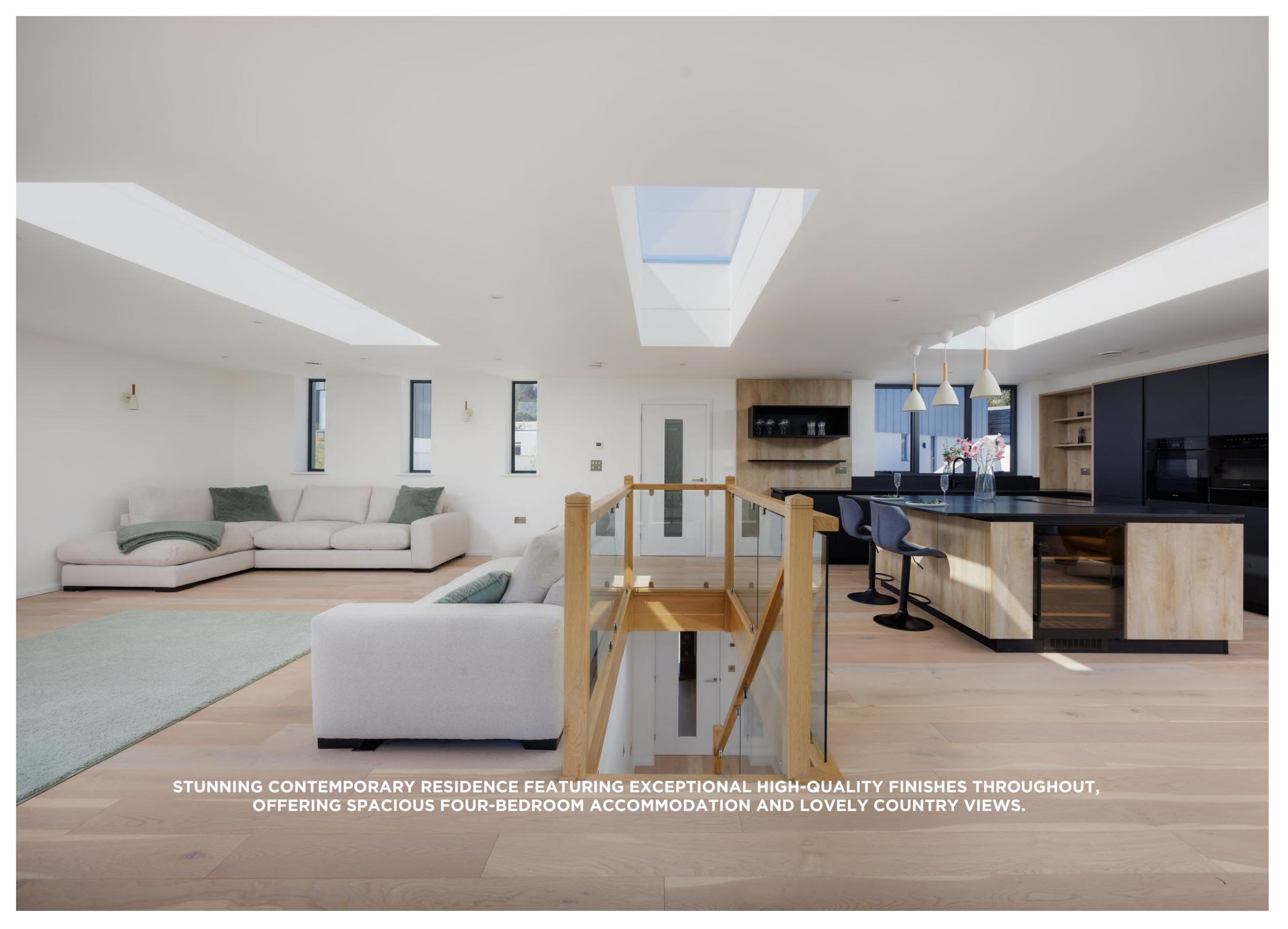
4 Netherfield  
Treviglas Lane,  
Probus,  
Truro,  
Cornwall  
TR24LH

- Exceptional, newly completed detached home of the highest quality
- Gated development
- Wonderful country views
- Full width balcony
- Open plan kitchen / dining / living room
- Stunning master bedroom suite
- Impressive guest suite
- 2 further en suite bedrooms
- Private rear garden
- Integral garage
- EV charging Point
- Ground source heating
- MVHR system
- Underfloor heating throughout
- EPC B
- Council Tax Band F



ROHRS & ROWE





**STUNNING CONTEMPORARY RESIDENCE FEATURING EXCEPTIONAL HIGH-QUALITY FINISHES THROUGHOUT, OFFERING SPACIOUS FOUR-BEDROOM ACCOMMODATION AND LOVELY COUNTRY VIEWS.**





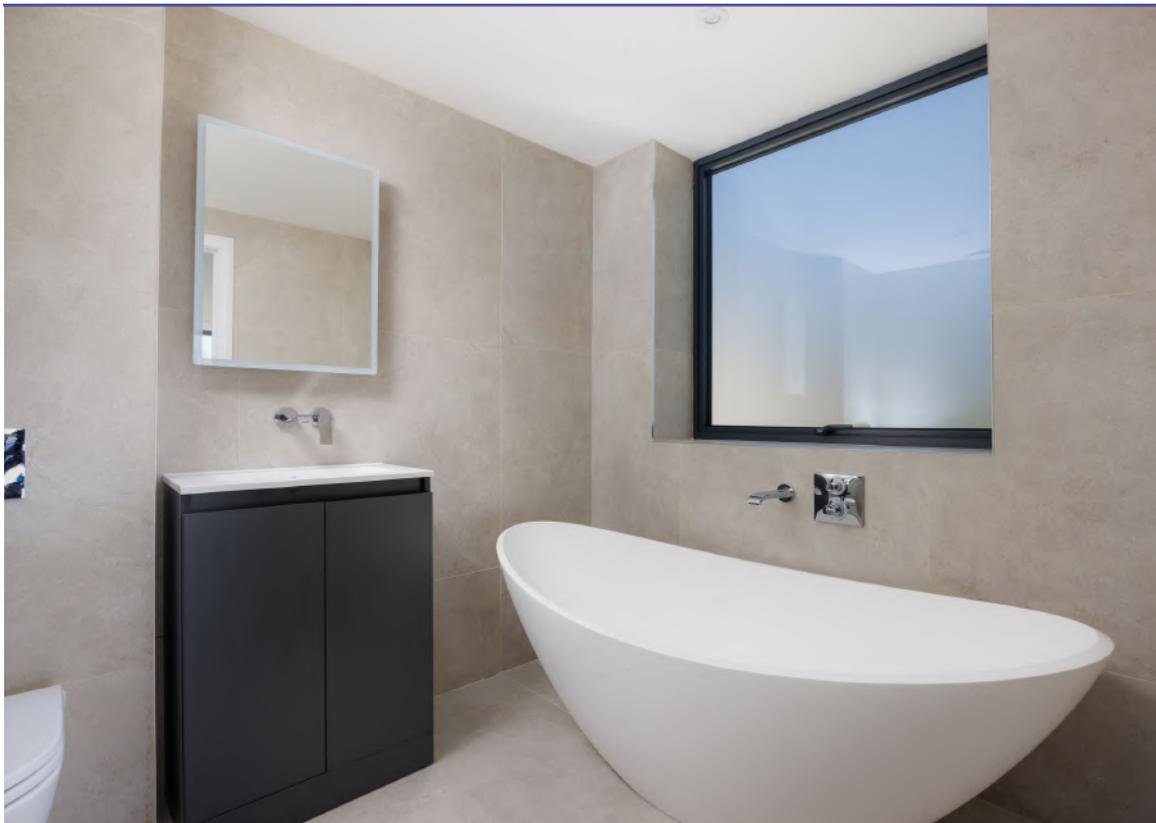
### Property

Netherfield is an exclusive development of high-quality contemporary homes, ideally situated in a southerly-facing position within this highly convenient village setting.

Number 4 is a recently completed property that offers exceptionally spacious and thoughtfully designed accommodation throughout. The kitchen and living areas are located on the upper floor to take full advantage of the breathtaking outlook. This expansive room is flooded with natural light, offering a truly impressive space that is sure to leave a lasting impression. The kitchen is exceptionally well finished and designed with a keen chef in mind and has a lovely outlook with the stairs subtly dividing the room from the sitting area.

The master suite is a luxurious retreat, featuring a spacious bedroom, a walk-in wardrobe, and access to a private balcony. The guest bedroom is equally special with its contemporary bath while the two additional bedrooms are beautifully finished, with one offering the potential to be used alternatively as a well-appointed home office if desired, with access to a private area of garden to the side.

A staircase leads conveniently down from the balcony to the garden below. The outlook is simply delightful, with scenic views over fields and countryside, creating a peaceful and serene setting. The garden is private and provides a range of areas to sit and relax whilst soaking up the sun, with a charming stream running along its border.







**MYLOR HARBOUR**



**ST MAWES**



**PERRANPORTH**



**PORTSCATHO**

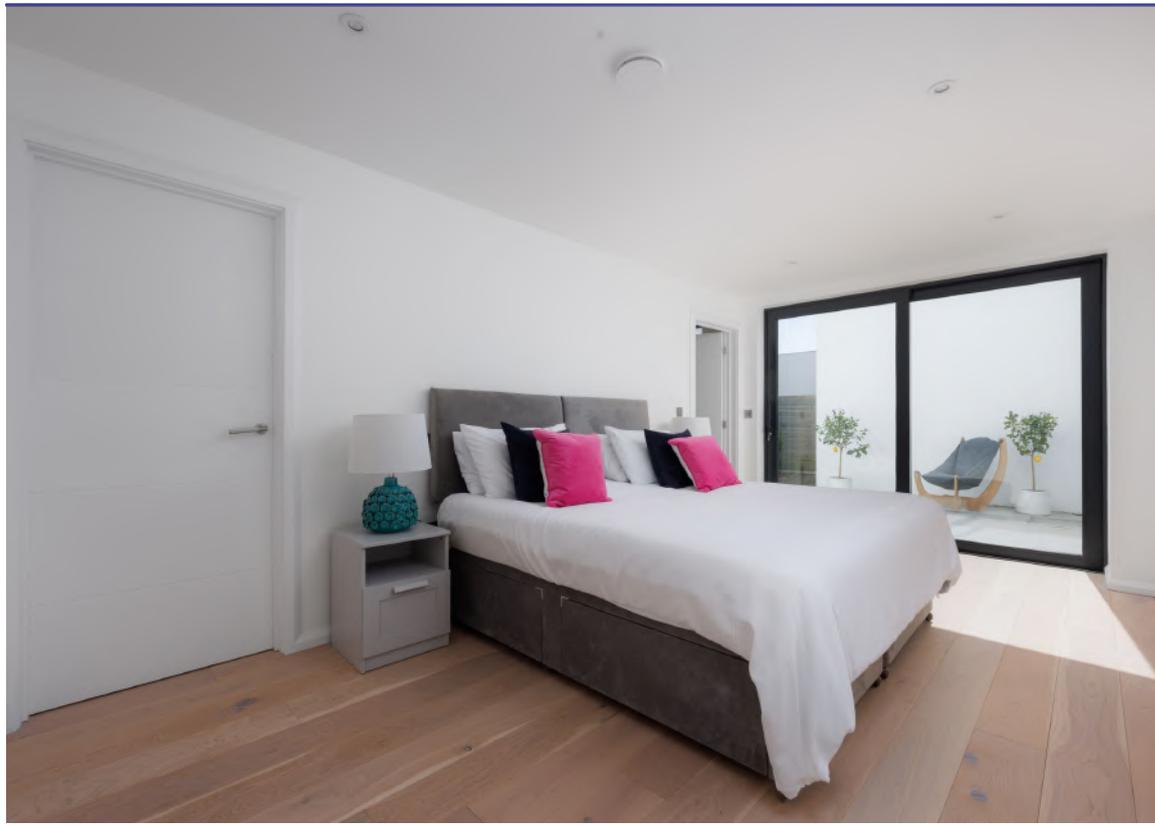
**LOCATION**

Probus is a charming village with a good range of local amenities, including a well-regarded doctor's surgery. The location is superb, offering easy access to the Roseland Peninsula, with its stunning beaches, as well as St Mawes, renowned for its sailing and fine dining. The north coast is also easily accessible, with surfing at Newquay, the culinary delights of Padstow and Rock, and golf at Trevose or St Enodoch. Truro is just a short drive away, offering top-tier schooling and a fantastic selection of shops and business services. For sailing enthusiasts, Mylor Harbour is nearby, while St Just boasts a boatyard for those seeking alternative maritime options.

**DISTANCES**

Truro 5 Miles, Pendower Beach 9 Miles, Portscatho 11 Miles, Perranporth Beach 13 Miles, St Mawes, 14 Miles, Newquay Airport 14.5 Miles, Mylor Harbour 15 Miles, Padstow 20 Miles, Rock 26 Miles

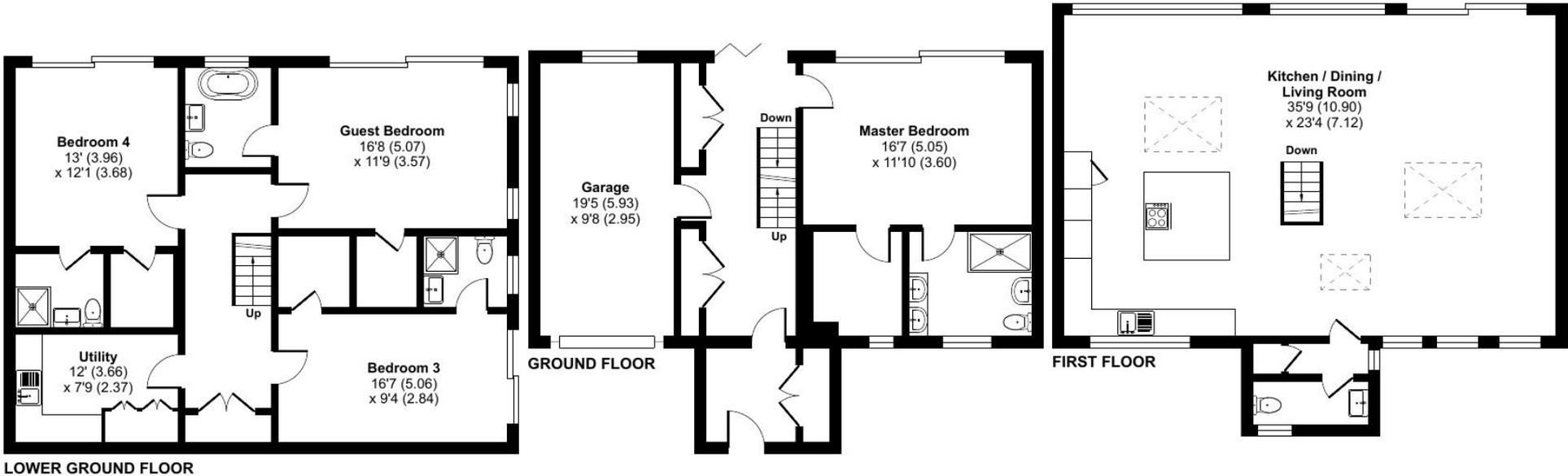




# Netherfield, Treviglas Lane, Probus, Truro, TR2 4LH



Approximate Area = 2424 sq ft / 225.1 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 2617 sq ft / 243 sq m  
For identification only - Not to scale





**Services:** Mains water, electricity and drainage. Ground source heating system. MVHR

**Directions:**

Travel from the centre of Truro heading towards Tresillian and pass through the village. After a short while turn left and continue into the village of Probus. Take a right turn into Treviglas lane and Netherfield will be found on the left at the bottom of the lane.

**What 3 words:** stooping.hedge.daydream

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