



ROHRS & ROWE

Little Tregullas  
Kea  
Truro  
Cornwall  
TR3 6AJ

- An architecturally award winning residence.
- Outstanding country views
- Fabulous kitchen / dining room with vaulted ceiling
- Sitting room and garden room
- Energy efficient residence with solar and MVHR
- Master bedroom en suite with 2 walk in wardrobes
- Guest suite
- 2 further bedrooms, 1 en suite
- Spacious mezzanine bedroom
- Ironing room
- Integral double garage
- Spacious wooden barn
- Ample parking for cars and boat storage
- EPC B
- Council Tax Band G

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AN OUTSTANDING, AWARD-WINNING ARCHITECT-DESIGNED HOME PROVIDING SUPERB FOUR/FIVE-BEDROOM ACCOMMODATION, SET WITHIN WONDERFULLY SECLUDED GARDENS AND ENJOYING GLORIOUS COUNTRYSIDE VIEWS, ALL FINISHED TO AN EXCEPTIONAL SPECIFICATION THROUGHOUT.





Constructed to an exceptional standard, Little Tregullas is a striking contemporary eco home designed by the multi-award-winning sustainable architects ARCO2 Architecture. Thoughtfully conceived to maximise light, space and connection with its surroundings, the property features beautifully positioned rooms and terraces that invite quiet moments overlooking the exquisite gardens and far-reaching countryside. Highly efficient to run, the house benefits from smart-controlled underfloor heating, solar panels and a MVHR system.

A broad and welcoming reception hall forms the heart of the home, elegantly linking the principal living spaces. Most of the accommodation is arranged across this level, while a staircase descends to the bedroom suites below. From the hallway, the view towards the kitchen is immediately captivating. This impressive space is flooded with natural light and crowned by a dramatic vaulted ceiling, creating a wonderful sense of openness. Beyond, the sun room draws the eye outward to sweeping rural views across rolling countryside towards the distant Roseland Peninsula. The kitchen centres around a beautifully designed island, complemented by an extensive range of bespoke cabinetry combining elegance with practicality. A charming timber bridge leads directly to the south-facing terrace, seamlessly linking indoor and outdoor living. The sitting room continues this connection, opening through French doors onto the patio and open-air garden room, ideal for entertaining. A striking spiral staircase rises from the sitting room to a mezzanine level currently arranged as a spacious home office. This versatile space could also serve as an additional bedroom, particularly when combined with the adjoining store room, which offers potential for an en-suite. The bedroom accommodation occupies the lower level, where the generous principal suite benefits from an en-suite bathroom and two separate walk-in wardrobes. A well-proportioned guest bedroom and a third bedroom with an attractive en-suite provide further accommodation, while the fourth bedroom enjoys direct access to the garden. The thoughtful design extends to everyday practicality, even including a dedicated ironing room.







**FROM GARDEN**



**MYLOR**



**ST MAWES**



**RESTRONGUET**

#### **LOCATION**

Kea enjoys a wonderfully peaceful setting on the edge of beautiful rolling countryside, so tranquil that it feels miles from any sizeable town, yet the cathedral city of Truro lies just three miles away. Nearby, the charming riverside hamlet of Coombe offers a delightful walk, with its collection of quaint cottages lining the water's edge. Feock is also close at hand, home to the well-regarded Punchbowl Inn and a lovely sheltered beach, ideal for kayaking, swimming, and mooring boats. There are two golf courses available one in Truro and a wonderful coastal course at Falmouth. Just a short distance away is the ever-popular village of Mylor Bridge, while Mylor Harbour offers a superb modern marina with excellent facilities, including a renowned sailing club, restaurant, and café. From here, sailors have direct access to the magnificent waters of the Carrick Roads, widely regarded as some of the finest sailing waters in the country.

#### **DISTANCES**

Coombe: 2miles • Feock: Loe beach: 3 Miles • Restronguet Creek: 2.5 Miles • Truro: 3 Miles • Mylor: 7.5 Miles • Falmouth: 9 Miles • Newquay Airport 22 Miles • St Agnes: 10.5 Miles.





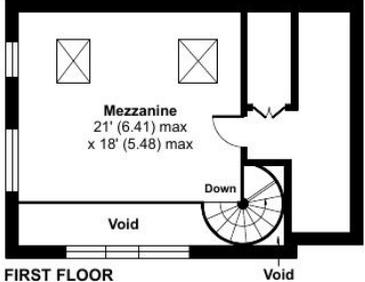
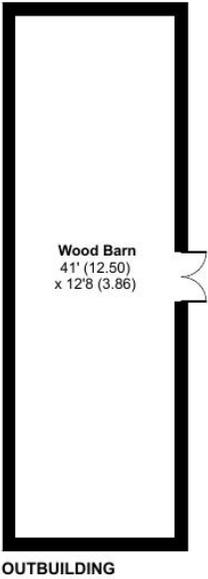
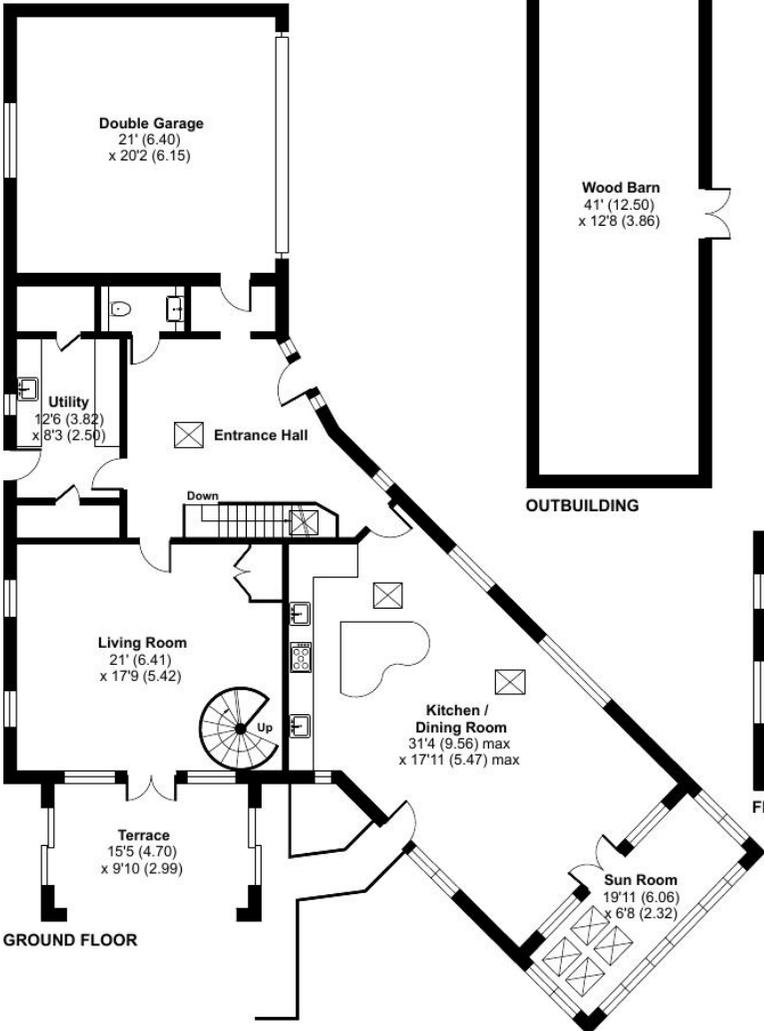
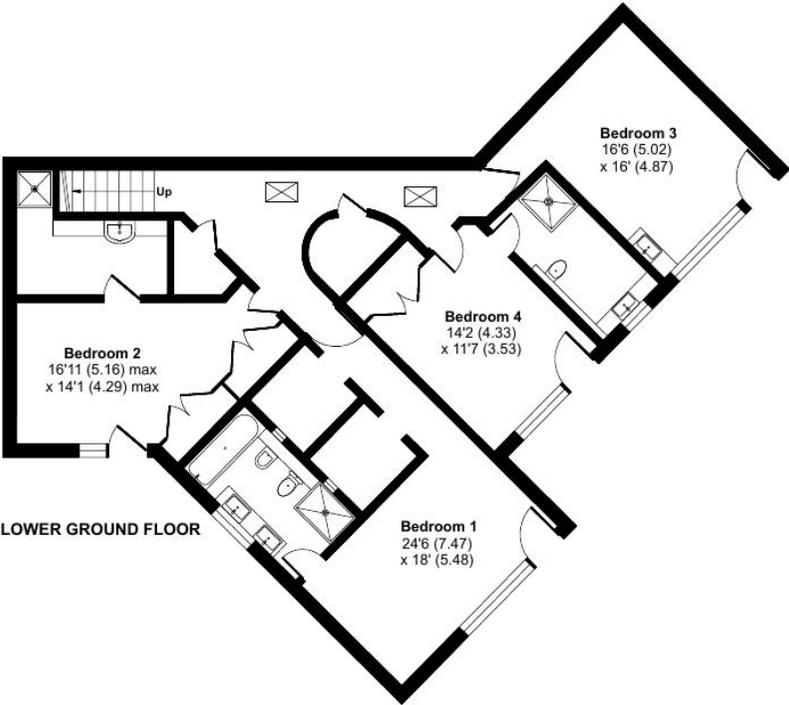
# Kea, Truro, TR3 6AJ

Approximate Area = 3309 sq ft / 307 sq m (includes garage and excludes void)

Outbuilding = 519 sq ft / 48 sq m

Total = 3828 sq ft / 355 sq m

For identification only - Not to scale





**Services:** Mains water, mains electricity, mains gas, private drainage.

**Directions:**

Travel from Truro on the A39. At Playing Place, take the first roundabout turn left and then immediately left again into Old Coach Road. Travel for about 300m and then turn right into Carlyon Road and continue for about another 300m and Little Tregullas will be found on the Right hand side.

**What3Words:** [clings.samplers.storybook](#)

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