



MAY WHETTER & GROSE

**"TUHINGA" , TRETHURGY, PL26 8YF
OFFERS OVER £425,000**



A SHORT DISTANCE FROM TRAIL WALKS, TRETHURGY TOR AND THE EDEN PROJECT WITHIN THE HEART OF THIS SOUGHT AFTER VILLAGE IS THIS STUNNING DETACHED THREE DOUBLE BEDROOM FAMILY HOME SET WITHIN LOVELY LANDSCAPED GARDENS AND GATED DRIVEWAY. OFFERS SPACIOUS OPEN PLAN LIVING AREA WITH A HIGH SPECIFICATION FULLY INTEGRATED KITCHEN, PLUS THE ADDITION OF A CONSERVATORY SUN LOUNGE. BENEFITS INCLUDE AIR SOURCE AND UNDER FLOOR HEATING AND DOUBLE GLAZING. SEE AGENTS NOTE. EPC - B



Location

Trethurgy is a popular Hamlet situated within close proximity to the Eden Project. There are walks within easy reach of the property, including the clay trails, and a Tor. St Austell town centre is situated approximately 3 miles away and offers a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are not far. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 17 miles from the property.

Directions

Take the A391 road heading up towards Penwithick, take the third roundabout exit signposted Trethurgy. Follow the road into the village and as the road straightens, follow the road through the village towards the Eden Project where the property will be located on the right hand side as identified by our For Sale Board.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



The gated driveway, leads to the front entrance with central obscure glazed door with matching glazed panel. Vaulted ceiling with cathedral double glazed window above.

Lounge/Diner:

27'3" x 17'3" at maximum (8.31m x 5.26m at maximum)



A wonderful open light and spacious living area with double glazed windows to front and rear, plus doors through into the sun lounge conservatory out onto the patio and side garden. Television & Telephone points. Underfloor heating and lounge focal point of a log burner. Stairs to first floor with striking staircase with glass divide and oak handrail to the 1st floor. Doors to kitchen, Utility and WC and another into a spacious under stairs storage cupboard.





Sun Lounge/ Conservatory

13'1" x 16'4" approx (4.0m x 5.0m approx)



A wonderful addition to this stunning home enjoying an outlook over the gardens, from the double glazed windows with doors leading out. The feeling of space is enhanced by the high vaulted sloped ceiling, with ceiling window, also benefits from underfloor heating.

Kitchen:

13'10" x 10'1" (4.24m x 3.08m)



A high specification contemporary kitchen with matching wall and base units finished in high gloss grey, fitted with soft close technology, complemented by quartz work surfaces incorporating breakfast bar, stainless steel under mounted sink with central mixer tap with dual spout and pull out spray. Four ring AEG induction hob with AEG extractor hood fitted over. Integral dishwasher. Integral fridge freezer. AEG fitted double oven and grill. Double glazed window to the front. Door to:



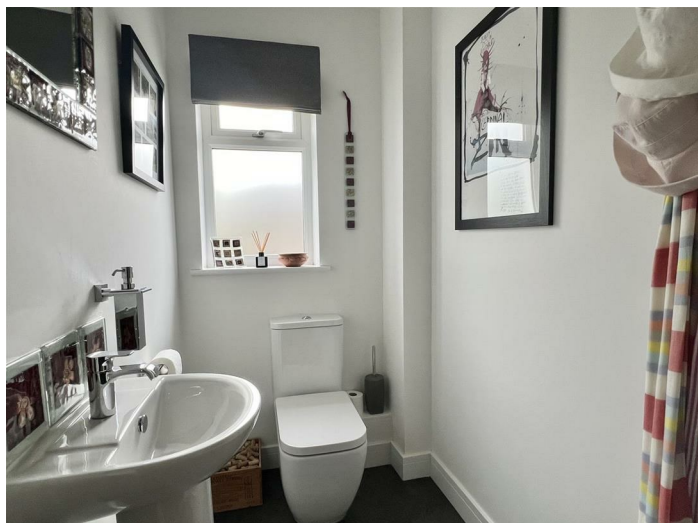
Utility Room:

7'1" x 7'0" (2.18 x 2.14)

Double glazed window to rear patio. Slate effect work surface with white high gloss base units under. Stainless steel sink with matching draining board and central mixer tap. Under unit space for washing machine and tumble dryer. Mains fuse box. Doors allow access to storage cupboard housing the hot water tank and central control units of the efficient and economical air source unit.

WC:

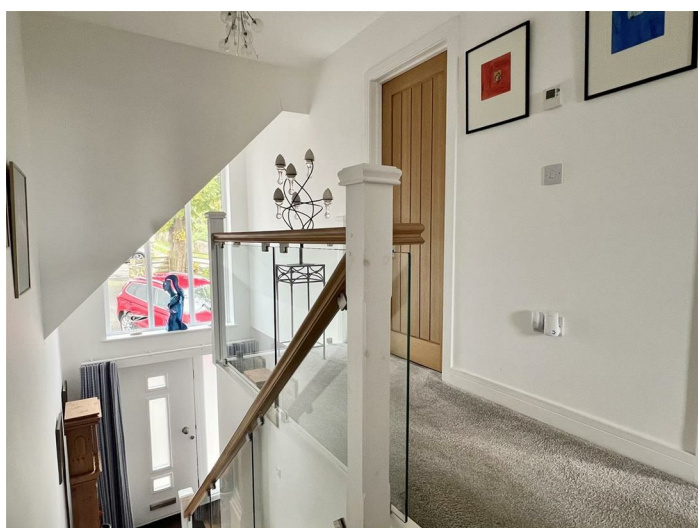
6'8" x 3'11" (2.05m x 1.20m)



Double glazed window to rear elevation with frosted glass. Low level flush WC with dual flush technology and soft close. Pedestal hand wash basin with central mixer waterfall tap. Slate effect tiled flooring

First Floor Landing:

11'0" x 6'9" at maximum (3.36m x 2.08m at maximum)



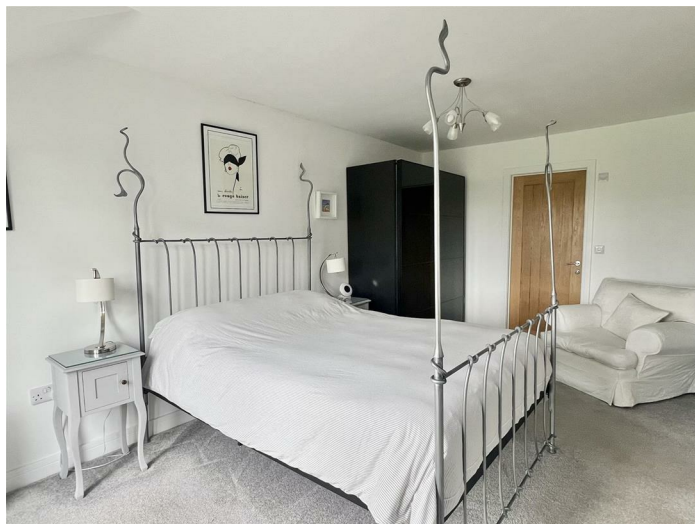
Main loft access hatch. Radiator. Glass balustrade with oak handrail. The vaulted ceiling showcases the high level angled window to the front. Further doors off to all upstairs rooms.

Bedroom

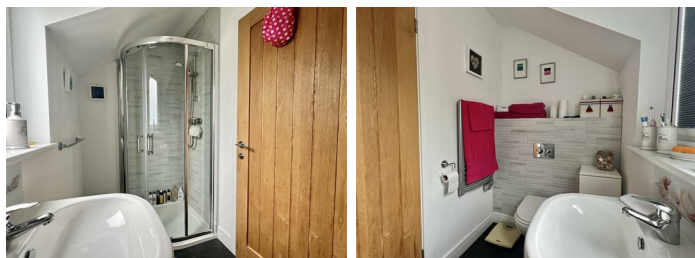
16'6" x 10'1" (5.05m x 3.09m)



Upvc patio doors opening to the rear elevation with clear Juliette balcony, enjoying distant sea and countryside views. TV aerial point. Radiator. Door to:

**En Suite:**

10'2" x 4'4" (3.10m x 1.34m)



Double glazed window to front with obscure glass. Matching white modern three piece white bathroom suite comprising low level flush WC with dual flush technology and soft close. Pedestal hand wash basin with central mixer tap. Tiled corner shower cubicle with curved sliding glass doors. Extractor fan and heated towel rail with thermostatic controls. Finished with slate effect tiled flooring.

Bedroom

12'0" x 9'11" (3.68m x 3.03m)



Double glazed window to front. Radiator. Twin full length mirror fronted doors allowing access to generous built in wardrobe. TV aerial point.

Bedroom

11'10" x 9'11" (3.62m x 3.04m)



Double glazed window to rear enjoying distant sea views to the left and the surrounding countryside to the right. Radiator. Television aerial point and double mirrored fronted sliding doors allow access to a generous built in wardrobe.

Family Bathroom:

7'10" x 6'9" (2.41m x 2.07m)



Bespoke white bathroom suite comprising low level

flush WC with dual flush technology. Tile enclosed bath with mixer tap. Wall mounted shower over with overhead nozzle and body wash nozzle, and glass screen. Pedestal hand wash basin with central mixer tap. Extractor fan. Heated towel rail with top of the range adjustable thermostatic controls. Finished with a slate effect tiled flooring.

Outside:



To the front of the property is a gated tarmac driveway which allows parking for numerous vehicles. Wide steps lead to the main entrance bordered by slate coping stones. Rustic solid oak sleepers encase the lawned upper tiered garden, whilst the lower lawn is framed by the patio which encases three sides of the property and a wide path to the side gate and a lovely raised planted border.

To the rear is wood fencing providing a good degree of privacy. The Cornish granite stone wall running the length of the plot separates the traditional village feel from the contemporary fresh vibe that the house radiates. The paved patio sweeps around to the rear of the property where the air source heating unit can be located, tucked away in the corner. The property occupies a private setting in this extremely popular village location.

Council Tax Band - D

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

AGENTS NOTE

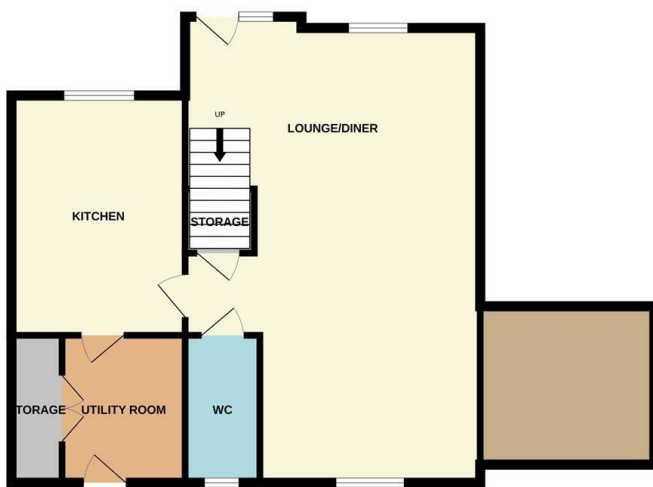
Applicants should be aware that the trees to the boundary of Chapel Lane are subject to tree preservation orders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

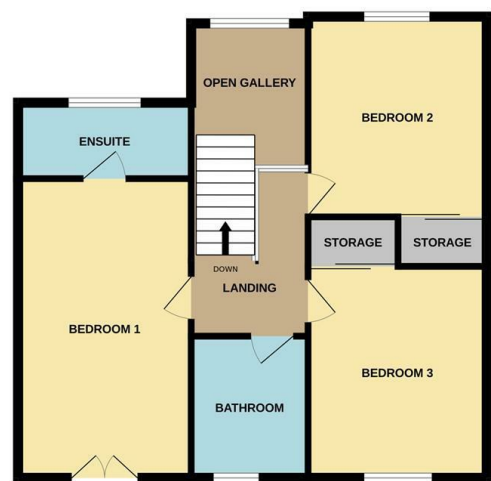
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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