



Springfields Trescowe Road, Goldsithney, TR20 9HR

£850,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Springfields Trescowe Road

- BESPOKE FOUR BEDROOM NEW BUILD PROPERTY
- FABULOUS OPEN PLAN KITCHEN/DINING/LIVING SPACE & SEPARATE DUAL ASPECT LOUNGE
- NOLTE KITCHEN WITH MIELE APPLIANCES & INTEGRATED LED LIGHTING
- UTILITY ROOM WITH INTEGRAL APPLIANCES & INTEGRAL GARAGE AND PARKING
- COMPOSITE DECKED TERRACE & LEVEL LAWNED GARDENS
- PREMIUM LOCATION CLOSE TO THE COAST & COUNTRYSIDE
- SUPERBLY ENERGY EFFICIENT WITH SOLAR PANELS & BATTERY BACK UP
- AIR SOURCE HEAT PUMP AND UNDER FLOOR HEATING TO THE GROUND FLOOR
- COUNCIL TAX NOT YET ALLOCATED & EPC TO BE CONFIRMED
- FREEHOLD

An exceptional newly completed four bedroom detached home built by a respected local developer renowned for creating bespoke properties of the highest quality, with meticulous attention to detail throughout.

The accommodation is beautifully designed for modern living and includes a stunning open plan kitchen, dining and living space fitted with a premium Nolte kitchen, Miele appliances, Quooker tap, wine fridge and a large central island, with bi fold doors opening onto the garden and creating an outstanding space for entertaining. A dual aspect lounge, utility room, four double bedrooms and luxurious bathrooms complete the spacious interior.

In addition, the home has been designed with sustainability in mind, featuring solar panels with battery storage and a predicted Energy Rating of A, helping to ensure excellent efficiency for years to come.

Occupying a sought after position on Trescowe Road between Goldsithney and St Hilary, the property enjoys a peaceful yet highly convenient setting surrounded by countryside walks and within easy reach of the coast, including the beautiful beaches of Praa Sands, Prussia Cove and Perranuthnoe.



DESCRIPTION

From the moment you arrive the property makes an immediate impression. Throughout a sophisticated palette of soft greys and crisp whites creates a calm and elegant atmosphere, complemented by stylish modern accents including matt black door furniture, sockets and thresholds. The ground floor benefits from an air source heat pump, underfloor heating and is laid with attractive hard flooring in contemporary grey tones, while the staircase and first floor enjoy luxurious grey carpeting which enhances the sense of comfort.

The welcoming hallway is both spacious and impressive, with a beautifully crafted oak glazed turning staircase rising to the first floor, produced by local firm Cornwall Stairs. Practicality has also been carefully considered with a well appointed utility room fitted with sleek gloss grey units and integrated washing machine and tumble dryer, with a connecting door leading directly into the garage.

The lounge is a wonderful dual aspect room, filled with natural light and offering a calm and generous space in which to relax. Undoubtedly the centrepiece of the home is the spectacular open plan kitchen, dining and living space positioned to the rear of the property. Designed with modern living in mind, this expansive room provides a stylish yet sociable environment perfect for both everyday family life and entertaining.

The kitchen itself is fitted with a superb Nolte kitchen, a German manufacturer synonymous with quality and precision. Integrated LED lighting allows the atmosphere to be tailored to suit any occasion, controlled remotely for convenience. The principal appliances are all by Miele, complemented by an AEG wine fridge, while elegant white stone work surfaces with a subtle marble effect are paired with a striking Black Deco Glaze mirrored glass splashback and a Quooker boiling water tap.

A central island provides additional preparation space as well as a breakfast bar seating area and further storage, naturally forming the hub of the room. There is ample space for a large dining table as well as a comfortable seating area, creating a versatile and welcoming environment. Two sets of bi fold doors open seamlessly onto a generous composite decked terrace which in turn leads onto the level lawned garden. This arrangement creates a wonderful connection between the interior and exterior, making it an ideal setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

Upstairs the spacious landing benefits from a useful storage cupboard with power and light. The landing also provides access to all four bedrooms and the family bathroom. Each of the bedrooms is a comfortable double, with the master bedroom enjoying the added luxury of a beautifully appointed en suite shower room.

The family bathroom is equally impressive, featuring a freestanding bath alongside a separate shower enclosure. Both bathrooms are finished in large format matt grey tiles and fitted with quality sanitary ware, drench shower heads and handheld wands, continuing the high standard seen throughout the home. A cloakroom on the ground floor completes the accommodation.

This is a home that has been created with real care and craftsmanship, offering luxurious modern living in a superb Cornish setting.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

COVERED ENTRANCE

With composite door and side screen to





HALLWAY

With practical hard flooring, black sockets and light switches, oak glazed turning staircase to the first floor with understairs storage cupboard with power connected and doors to various rooms.

UTILITY ROOM 9'1" x 6'8" (2.77m x 2.03m)

With practical hard flooring, fitted with grey gloss base and wall units with integrated washing machine and tumble dryer both with child safe magnetic closure doors, work surfaces over with composite sink and drainer with mixer tap and stylish tiled splashback, black sockets and light switches, window to front and door to garage.

CLOAKROOM 6'5" x 3'4" (1.96m x 1.02m)

With hard flooring, concealed cistern, low level W.C., wall mounted wash hand basin with mixer tap in vanity unit and extractor.

LOUNGE 19'5" x 15'1" (5.92m x 4.60m)

A beautiful dual aspect room with practical hard flooring, T.V point, black sockets and light switches and window to front and two vertical windows to side offering a lovely calm space in which to relax.

OPEN PLAN KITCHEN/DINING/LIVING SPACE 30'2" x 14'5" (max reducing to 12'5" minimum) (9.19m x 4.39m (max reducing to 3.78m minimum))

A truly impressive space being dual aspect with two vertical windows to the side and two sets of bifold doors to the rear offering access to the deck and rear garden. Fitted with a T.V point and finished with black sockets and light switches The absolute heart of the home whether you are a busy family or a couple that love to entertain this space is wonderfully light and versatile.

KITCHEN AREA

Fitted with a comprehensive range of high quality Nolte cabinets finished in a tactile soft grey with feature integrated remote controlled LED lighting, featuring deep pan drawers and integrated refuse and recycling centre and a fabulous larder cupboard with pull out storage enabling you to effortlessly organise all of your groceries and necessities. The work surfaces are white stone with a soft marble effect with a deep sink with mixer tap and a Quooker boiling hot water tap. A central feature is the island unit providing for additional work surface space and a natural hub for family and guests to gather around with an integrated breakfast bar area. Topline appliances include a Miele eye level oven as well as a Miele combination microwave along with a Miele four zone hob with downdraft extraction and a Miele integrated fridge/freezer. There is also an AEG wine cooler and Evoline back flip worktop sockets with integrated USB chargers. The finishing touches to the kitchen include a mirrored splashback and a fully integrated remote controlled LED lighting system allowing you to really set the mood whether it be party time or a romantic dinner and black sockets and light switches. The kitchen flows effortlessly into the:

DINING/LIVING SPACE

With plenty of room for a large dining table and sofa. In the summer months fold back the bifold doors for an effortless inside outside flow perfect for summer entertaining and barbecues.

FIRST FLOOR

LANDING

A large landing with radiator, black sockets and light switches, useful storage cupboard with power, loft access, light tube and doors to various rooms.

BEDROOM ONE 14'4" x 14'4" (4.37m x 4.37m)

With fitted carpet, radiator, window to front and T.V point, black sockets and light switches. A lovely spacious master bedroom with an attractive rural outlook. Door to

EN SUITE SHOWER ROOM 9' x 4'2" (2.74m x 1.27m)

Being tiled to floor and walls with attractive matt grey large form tiles with concealed cistern low level W.C., wall mounted wash hand basin in vanity unit with mixer tap, wall mounted LED lit circular mirror above. Double shower cubicle with sliding door with mixer shower, drench head and hand held wand.

BEDROOM TWO 15'1" x 11' (4.60m x 3.35m)

With fitted carpet, radiator, T.V point, black sockets and light switches and window overlooking the garden.

BEDROOM THREE 15'4" x 10'7" (4.67m x 3.23m)

With fitted carpet, radiator, T.V point, black sockets and light switches and window to front offering a rural outlook.

BEDROOM FOUR 12'7" x 10' (3.84m x 3.05m)

With fitted carpet, radiator, T.V point, black sockets and light switches and window to rear overlooking the garden.

FAMILY BATHROOM 9' x 8'3" (2.74m x 2.51m)

Being tiled to floor and walls in attractive matt grey large form tiles with feature free standing bath with floor mounted mixer tap and hand held wand, concealed cistern, low level W.C., double shower cubicle with sliding door housing a mixer shower with drench head and hand held wand, wash hand basin with mixer tap in vanity unit offering useful storage drawers below with wall mounted LED lit mirror over. Obscured window to rear and extractor.

OUTSIDE

Arrive and park on the expanse of attractive grey block paved parking. To the front is an attractive Cornish stone wall planted with colourful flowers whilst to the side is a border stocked with shrubs. A covered entrance with motion sensor light offers access to the property whilst to the side is the

GARAGE 22'6" x 8'7" (6.86m x 2.62m)

With motion sensor light outside the front, remote roller door, window to side, pedestrian access door to the rear, power and light. A loft hatch with power and light provides access to T.V and satellite connections. To the rear of the garage is a plant area and the solar battery. Outside of the garage there is an outside powerpoint and outside tap whilst inside a pedestrian access internal door connects the garage to the utility room.

Pedestrian access path to both sides of the property offering access to the rear.

GARDENS

The gardens lie mainly to the rear of the property they are level and feature a large area of composite decking accessed via bifold doors from the kitchen and dining areas with the remainder of the gardens being laid to lawn and mainly enclosed by fencing. The garden enjoys a lovely peaceful feel and is the perfect place to relax and entertain.





INTERNAL SPECIFICATION

Grey click system wood effect flooring in sophisticated pale grey throughout the ground floor. Premium quality grey carpet with underlay fitted to the stairs and bedrooms. Internal walls painted in palest grey. Contemporary internal doors finished in grey to match the decor with matt black door furniture and stylish black plug sockets and switches throughout. Oak staircase with glazed balustrades. Energy efficient white recessed led spotlights throughout. The property has been designed to be energy efficient with high levels of insulation and solar panels with batter storage and is warmed by an air source heat pump with under floor heating to the ground floor and radiators to the first floor.

The kitchen has been fitted with a beautiful and stylish selection of Nolte cabinets, the second largest kitchen manufacturer in Germany, an efficient and innovative company standing for the highest quality standards. Kitchen specification includes Miele full oven and grill with cooking options and pyrotechnics cleaning system and Miele Combi microwave oven. Miele fridge/freezer and Miele dishwasher. Quooker boiling hot water tap. Black Schock sink. AEG wine cooler. Fully integrated multi function led lighting system with remote control. Black Deco Glaze glass splash back.

Bathrooms fitted with Laufen sanitary ware, Merlin shower doors and Radox heated towel rails, wall mounted led lit heated mirrors.

Grant hot water system/ Heat pump air source system

Myenergi battery PV solar and battery warranty 2 years IWA guarantee insurance (10 panels) on rear roof

Sky Q compatible dish provided

T.V points and hard wired Erth net network to provide gigabit speed network connections in every room (excluding bathrooms)

EXTERNAL SPECIFICATON

The property is slate hung with Portuguese granite, with white plastered walls to the rear and sides. UPVC anthracite grey windows and doors, anthracite grey garage doors.

To the rear composite decking with the remainder of the garden to be laid to lawn.

To the front of the property a newly constructed granite Cornish stone wall. To the front of the garage and the porch are motion sensor lights whilst the terrace to the rear also has a light.

AGENTS NOTE

The property is subject to some restrictive covenants that have been placed to ensure quiet enjoyment for the neighbouring residents which in brief include that no outside camper vans or HGV vehicles may be parked on the drive and that consent must be sought for trampolines and bouncy castles. Please ask for further details.

AGENTS NOTE TWO

The property benefits from an ICW 10 year warranty.

RESERVATION FEE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has been paid and received by our clients, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted.



SERVICES

Mains water, electricity and drainage. Air source heating - underfloor to the ground floor and radiators to the first floor. Owned solar panels with battery storage.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band not yet allocated.

DATE DETAILS PREPARED.

10th March 2026.

WHAT3WORDS**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

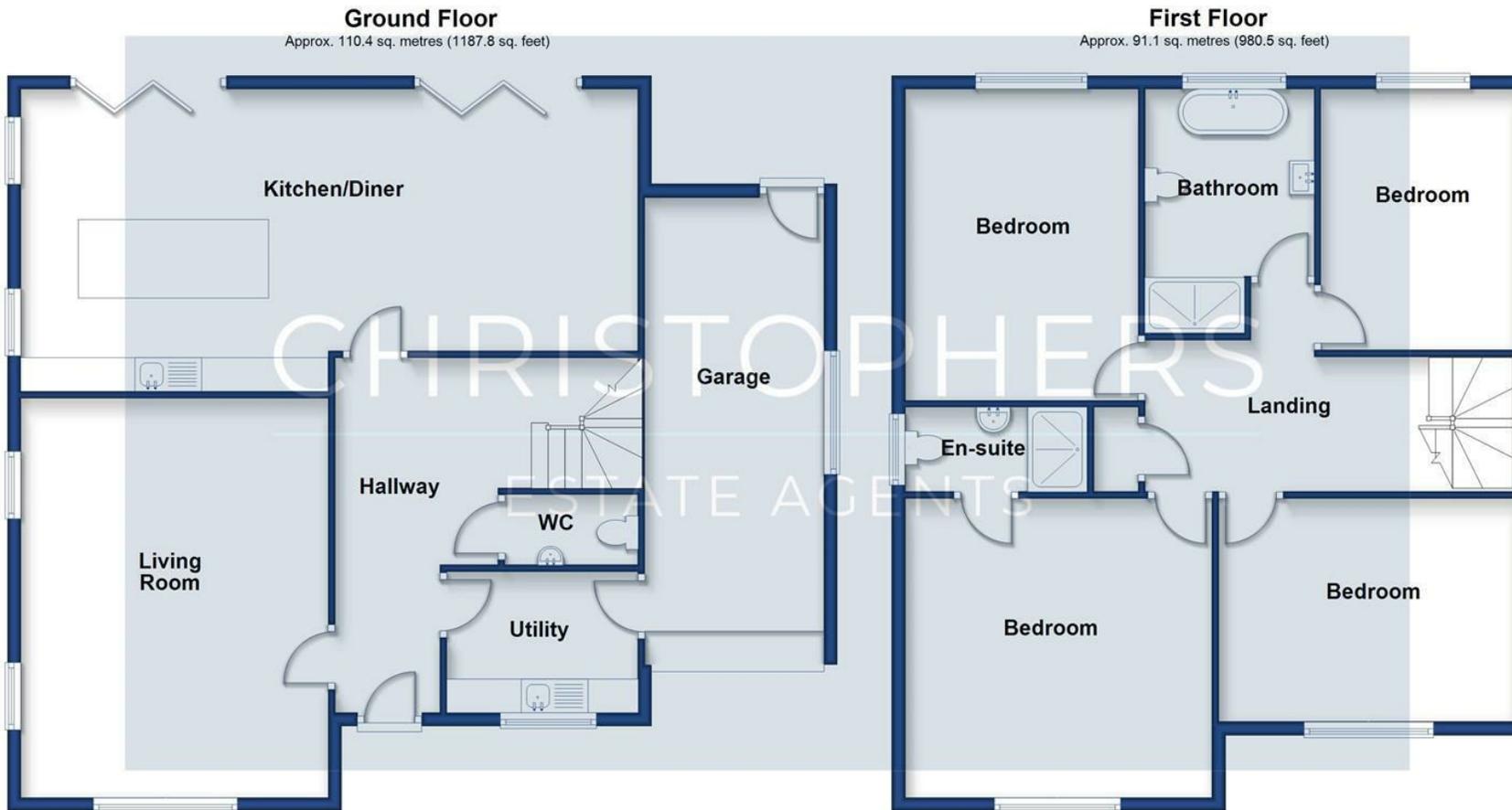






Grass has been added by CGI





Total area: approx. 201.4 sq. metres (2168.4 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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