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Trevarren, St. Columb TR9 6PJ

£375,000

AN UTTERLY UNIQUE AND CHARMING FIVE BEDROOM HOUSE WITH VARIOUS RECEPTION ROOMS OFFERING FLEXIBLE, SPACIOUS ACCOMMODATION, AND A LARGE SUNNY GARDEN LOCATED WITHIN THE QUIANT SEMI-RURAL HAMLET OF TREVARREN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 3 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- BRILLIANT FIVE BEDROOM FAMILY HOME
- OOZING CHARACTER AND CHARM
- GENEROUS, SUNNY GARDEN
- FLEXIBLE, SPACIOUS ACCOMMODATION
- CONVENIENT LOCATION WITH EASY ACCESS TO THE A30 AND A39
- NO ONWARD CHAIN
- LOG BURNER IN LIVING ROOM

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DESCRIPTION:

Welcome to Pendorgal, a beautifully presented five-bedroom home brimming with charm, character, and timeless appeal. Originally dating back to the 1880s, this impressive property has been lovingly maintained and thoughtfully enhanced by the current owners over the past two decades, creating a warm and inviting family home that effortlessly blends period features with modern comforts. From its spacious and versatile accommodation to its wonderful outdoor spaces, Pendorgal is a home that delights at every turn.

Nestled within the peaceful semi-rural hamlet of Trevarren, the property enjoys a tranquil countryside setting while remaining exceptionally well connected. Just over seven miles from the vibrant coastal town of Newquay, it is also only a short drive from the neighbouring villages of St Columb Road, Fraddon, and Indian Queens, as well as the thriving market town of St Columb Major. Together, these nearby communities provide an excellent range of everyday amenities including shops, cafés, traditional pubs, and primary schools in both Indian Queens and St Columb Major.

Trevarren also benefits from excellent transport links, with easy access to both the A30 and A39, making travel to many of Cornwall's most sought-after destinations—including Newquay, Wadebridge, Padstow, St Austell, and the cathedral city of Truro—both quick and convenient. Newquay Airport is approximately a 15-minute drive away, offering regular flights to London alongside an increasing number of international destinations.

Lovingly cared for and sympathetically improved throughout its ownership, Pendorgal is a home that perfectly balances its rich heritage with practical modern living, offering an exceptional opportunity to enjoy the very best of Cornwall's countryside lifestyle.

Stepping inside Pendorgal, you are welcomed by a full-width conservatory that provides a wonderfully versatile space, currently used for a variety of purposes and offering the perfect introduction to this character-filled home. From here, the entrance hall leads through to the principal living accommodation.

To the left is a cosy snug, ideal as a music room, reading room or home office, while to the right the generous dual-aspect living room is flooded with natural light and centred around a charming log-burning stove, creating a warm and inviting focal point for relaxing evenings with family and friends.

The dining room, affectionately known as the 'middle room', offers yet another flexible reception space, perfectly positioned for both formal dining and everyday family life.

Undoubtedly the heart of the home is the impressive triple-aspect kitchen/dining room. Enjoying lovely views over the garden and direct access outside, this spacious room is designed for modern family living while retaining its traditional character. A comprehensive range of classic-style units is complemented by a Range cooker, which is included within the sale, integrated dishwasher and space for a freestanding fridge freezer. A blend of slate flooring, solid wood floors and carpeting adds warmth and character throughout the ground floor.

The first-floor landing provides access to five well-proportioned bedrooms, comprising four generous doubles and a comfortable single bedroom. One of the larger double bedrooms benefits from its own en-suite shower room, while the family bathroom is exceptionally well appointed with a bath, separate shower enclosure, wash hand basin and WC. A further separate WC provides additional convenience for busy households, and there is also loft access from the landing.

Outside, the property continues to impress. Adjoining the rear of the house are a practical wood store, a utility room complete with plumbing for a washing machine, housing the boiler and Megaflo hot water cylinder, together with a separate workshop providing excellent storage.

The gardens are a true highlight of Pendorgal. Beautifully established with an abundance of mature trees, flowering shrubs and colourful planting, they offer an exceptional degree of privacy and enjoy a wonderfully sunny aspect throughout the day. A sheltered patio creates the perfect suntrap for outdoor dining, entertaining or simply unwinding while taking in the peaceful surroundings, making this an idyllic outdoor space to enjoy throughout the seasons.

Front Conservatory
8.61m x 2.67m (28'3 x 8'9)

Hallway
3.71m x 2.26m (12'2 x 7'5)

Snug/Music Room
3.48m x 2.77m (11'5 x 9'1)

Lounge
6.40m x 3.45m (21'0 x 11'4)

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Dining Room

4.39m x 3.25m (14'5 x 10'8)

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Kitchen

4.57m x 3.58m (15'0 x 11'9)

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Bedroom 1

4.09m x 2.92m (13'5 x 9'7)

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Bedroom 2

3.81m x 3.23m (12'6 x 10'7)

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En Suite

Bedroom 3

4.67m x 2.92m (15'4 x 9'7)

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Bedroom 4

3.25m x 2.82m (10'8 x 9'3)

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Bedroom 5

2.74m x 2.03m (9'0 x 6'8)

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Bathroom

4.60m x 2.29m (15'1 x 7'6)

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WC

1.22m x 1.12m (4'0 x 3'8)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Pets are not permitted on any viewings.

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FLOORPLAN:



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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