



TREWELL HOUSE, 5 CUBY ROAD, TREGONY, TR2 5TW.

Accommodation

Entrance Area, Open Plan Living Dining Kitchen, Cloakroom / WC.
First Floor Landing Open Plan to Bedroom 1, Walk-In Wardrobe,
Bedroom 2, Bath / Wet Room. Mezzanine Level.
Off Road Parking, Garden and Decking, Garden Room.

£425,000

Freehold

Viewing only by appointment with H Tiddy

Built in 2019, this highly individual modern detached home offers light and spacious living accommodation ready for immediate occupation. The front elevation has been stone clad, with thin-coat coloured low maintenance silicone render to the rear elevations, resulting in a clever combination of traditional and contemporary design. Trewell House offers a rare opportunity to purchase a truly unique home in this sought-after village.

The property features a large open plan living room, with double doors out to the side garden and a high quality fitted kitchen with a full range of integrated appliances. Work surfaces have been hand-crafted from birch ply offering a generously sized breakfast bar / dining space. There is a downstairs WC with a spacious area for coats, shoes, etc.

Benefitting from underfloor heating throughout supplied from the highly efficient air source heat pump, the property also features UPVC double glazed windows and doors. Flooring throughout the property is high quality Amtico, with the staircase handcrafted from birch ply, and a frameless glass balustrade on the landing.

Upstairs, the main bedroom features a double height ceiling, with two large windows as well as two Velux skylights, flooding the room with lots of natural light and views over the fields. With space for a superking size bed, as well as a separate seating area, the bedroom provides a real sense of calm, added to by the separate walk-in wardrobe. Bedroom two is a good size double. There is a generous sized wet room with freestanding bath and matt black fixtures to enhance the space. Accessed via a fixed ladder in the walk-in wardrobe is a mezzanine level. This truly special room has a variety of uses, from occasional bedroom, playroom, reading space or office. It features a frameless glass balustrade overlooking the main bedroom, soaking in all the natural light from the large windows.

Outside, the south facing garden is a good size and laid mainly to lawn and edged by well planted borders. Leading directly off the kitchen is a

spacious decking area, also south facing, perfect for alfresco meals and sundowners, making the most of the views over the countryside. A slate shingle path from the decking leads to a fully insulated garden room equipped with power sockets, making it perfect for use as an office or home gym. The garden room also houses the filtration system for the private water supply. On the lower level of the garden is an undercover seating area meaning the garden can be enjoyed in all weathers. To the front of the property there is off road parking for 2 / 3 cars.

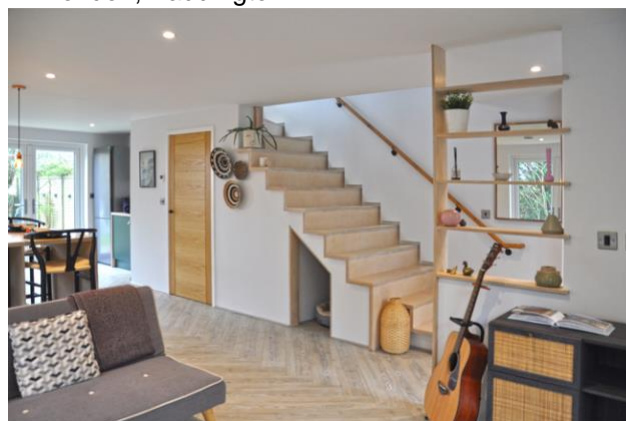
One historical point of interest is the presence of a Medieval Holy Well in the lower corner of the plot. Accessed down a lane to the side of the garden, this Holy Well is a Scheduled Monument and believed to date back to the 6th century AD.

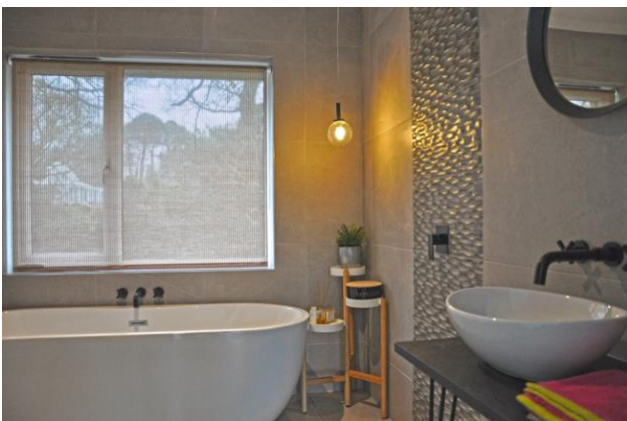
Location Summary – (distances and times are approximate)

St Mawes – 10 miles. Cathedral City of Truro – 8 miles. Falmouth – 18.5 miles. Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by rail. Plymouth – 47 miles. Exeter - 86 miles.

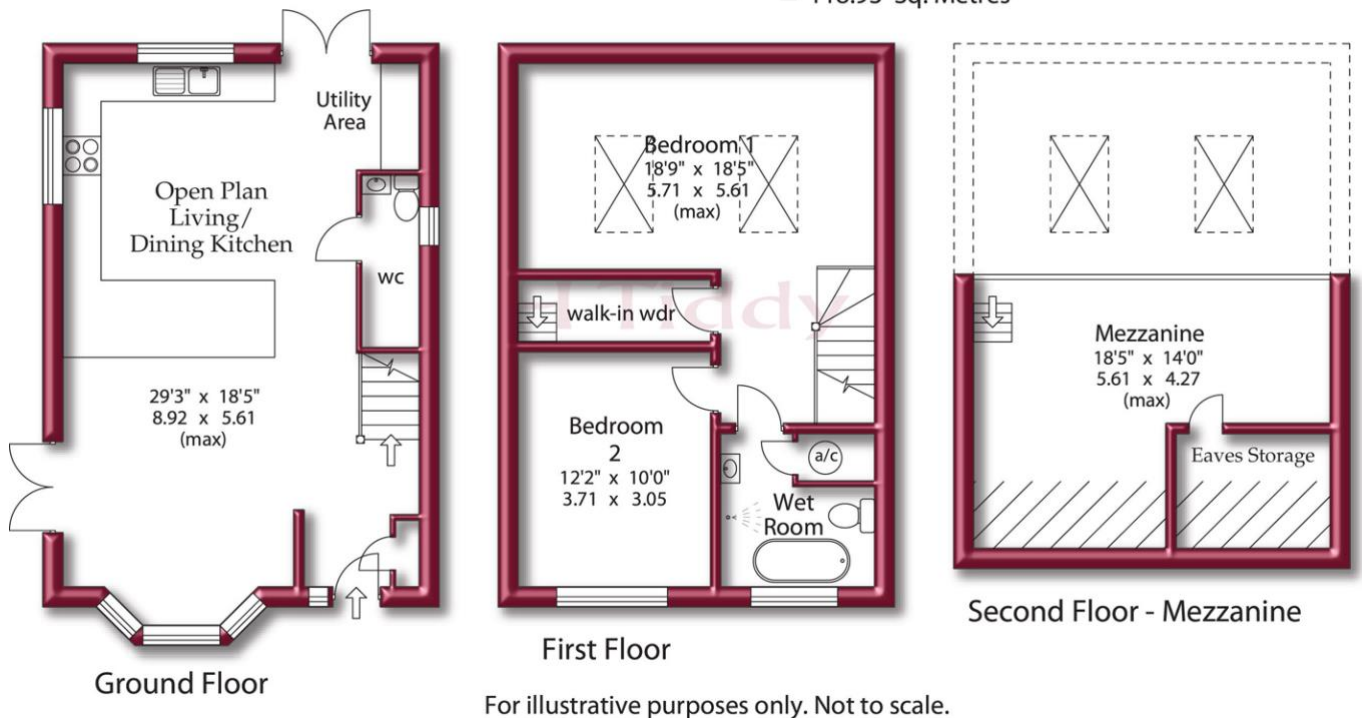
Location – Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. Today it is flourishing again with many interesting old buildings, Church, excellent senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, Probus and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.





Approx Gross Internal Floor Area = 1283 Sq. Feet
= 118.93 Sq. Metres



General Information

Services

Mains electricity and drainage. Private water supply. Telephone (fibre broadband enabled) and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating B.

Council tax band C.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

