



## **10 FORE STREET, TREGONY, TR2 5RN.**

### **Accommodation**

Entrance Hall, Sitting Room, Kitchen, Snug, Dining Room, Bathroom.  
4 Bedrooms, Shower Room.

Well-stocked Gardens, Outbuilding / Utility, Shed, Parking for 3 / 4 cars.

**£495,000**

Freehold

Viewing only by appointment with H Tiddy

A charming and deceptively spacious mid-terraced house situated in the ever-popular village of Tregony, known as the gateway to the Roseland Peninsula. Encompassing the former Post Office, it combines plenty of character with modern day living. Offering three double bedrooms and a further single bedroom, this home is perfectly sized for the established and growing family. The property enjoys a sunny southerly aspect and features superb colourful, mature and private gardens stocked with a wide variety of specimen shrubs and ornamental trees. In addition, there is ample off-road parking for 3 / 4 cars which is unusual for properties in this area.

**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.

### **Cornwall**

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth

(Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

### **A Brief Tour**

10 Fore Street is entered through a large solid wooden door into a spacious entrance hall, with original Victorian tessellated tiles, which in turn leads to the well-proportioned living accommodation.

The sitting room is full of character with an open fireplace and exposed beams. Leading off is the well-appointed kitchen, with a freestanding Rangemaster cooker and ample work space/ storage. Doors lead out to the garden from the kitchen.

The former Post Office has been cleverly incorporated into the property now providing a Dining Room with large window, and seat, flooding the room with natural light. Leading off is the Snug with a freestanding log burner and patio doors out to the garden.

Also located on the ground floor is the modern, fully tiled family bathroom.

On the first floor, the stairs open to a bright and spacious landing with doors leading off to the four bedrooms. Three of the bedrooms are good sized double rooms with a further single bedroom that could be utilised as an office / study. There is also a modern, fully tiled shower room

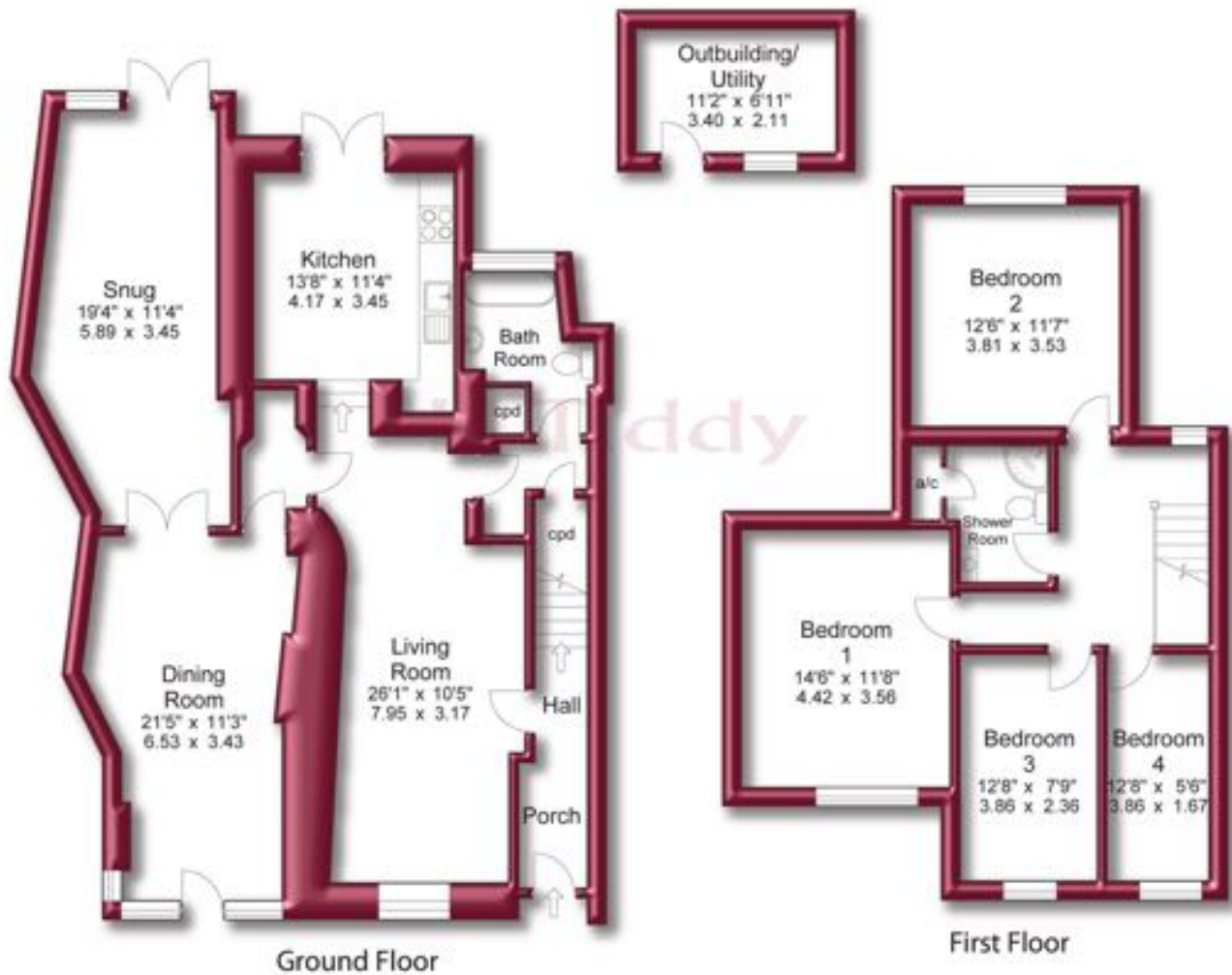
Outside a useful stone outbuilding / utility has power and water connected. From the kitchen doors lead out to the patio area. perfect for alfresco dining. The garden is partially laid to lawn, with generously sized, well stocked borders with mature shrubs and ornamental trees cleverly planted to provide all year-round colour. A pathway weaves through the garden to the back gate, leading directly to the parking area, where there is ample room to park 3 / 4 cars.

The location for the property is sought after with Tregony village offering a range of amenities for every day living. The well-known local school has an excellent reputation. The Roseland Peninsula is on the doorstep with tranquil beaches, a stunning coast and all in all an Area of Outstanding Natural Beauty. Tregony sits centrally for The Roseland, Truro, St Austell and It is easy to access the A30 and further important link roads for travelling.





Approx Gross Internal Floor Area = 1832 Sq. Feet  
= 169.83 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Telephone and television points. Electric panel heaters. Multi-fuel burner and wood burner.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating D. Council tax band E.

### 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.

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