

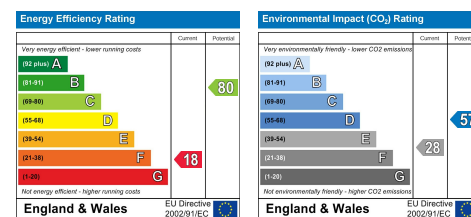
TREGONY



KEY FEATURES

- 2/3 Double Bedrooms
- Sitting Room
- Kitchen
- Parking for 2 Cars
- Countryside Views
- 1 En-suite
- Dining Room
- Bathroom
- Large Garden
- Central Village Location

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CREEDY, 24 TREGONY HILL, TREGONY, TRURO, TR2 5RU

CHARACTER COTTAGE WITH LARGE GARDEN

In the very heart of the village, close to the local amenities and much larger than expected. Characterful cottage comprising; porch, dining room, sitting room with wood burning stove, kitchen, bathroom and rear porch to the ground floor with three double bedrooms (two inter-connecting and one with en-suite) to the first floor. Very large garden, fully enclosed and enjoying enviable countryside views over the neighbouring farmland and parking for two vehicles. Early viewing essential. EPC - G.

GUIDE PRICE £215,000

CONTACT US

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Creedy has been the much cherished home of the current vendors for almost a decade and is only for sale due to the need to up-size. The house is full of character and yet is double glazed throughout with modern Gabarron electric radiators having been installed in recent years. Briefly the accommodation comprises, to the ground floor; entrance porch, dining room with bay window, sitting room with wood burning stove, kitchen, bathroom and rear porch, whilst to the first floor are three double bedrooms - two of which are inter-connected and one of which has an en-suite shower room. The property boasts two parking spaces and also a very long rear garden which provides ample space for growing or for children and pets to play safely. At the rear the property and the gardens enjoy truly delightful views over the rolling farmland surrounding the village. Must be viewed to be appreciated.

Tregony is a thriving community with a good range of village facilities including general store, post office, public house, restaurant, Church, primary and secondary schools and a wide range of social activities. The village is easily accessible to the whole area of the Roseland Peninsula which is recognised as being an Area of Outstanding Natural Beauty and subsequently a much sought after residential area. The city of Truro is approximately eight miles distant and St. Austell slightly further.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

UPVc double glazed coloured part paned door to front with windows to either side. Space for coat hanging. Oak effect flooring and half obscured glazed door to:-

HALLWAY

Oak effect flooring, stairs to first floor and electric meters. Opening into:-

DINING ROOM

16'11" x 9' (5.16m x 2.74m)

Bay window with UPVc double glazed window to front. Parquet flooring, picture rail and Gabarron electric radiator. T.V. and telephone points. Door to:-

SITTING ROOM

16' x 11'8" (4.88m x 3.56m)

Oak effect flooring, two windows to side and Gabarron electric radiator. Wood burning stove set upon slate base and hearth with timber mantle over. Understairs storage cupboard. T.V. point. Door to:-

LOBBY

Door to rear porch, bathroom and opening into:-

KITCHEN

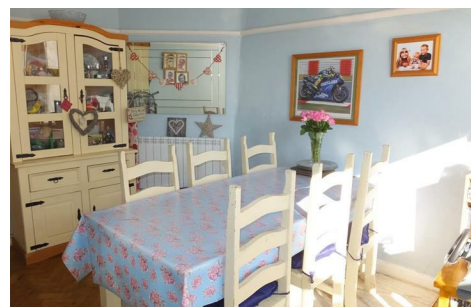
10'7" x 7'4" (3.23m x 2.24m)

A matching range of base and eye level units and drawers including two display units with worktops over, tiled splashbacks and one and a half bowl stainless steel sink and drainer inset. Space and plumbing for washing machine, upright fridge freezer and Indesit electric oven and Neff electric hob with extractor hood over. Window to rear overlooking the garden and countryside beyond.

BATHROOM

6'10" x 6'5" (2.08m x 1.96m)

Oak effect flooring, tiled walls, corner bath, pedestal wash hand basin and low level W.C. Obscured window to side, extractor fan and chrome ladder rack radiator.



REAR PORCH

Window to side and part glazed door to rear.

FIRST FLOOR

LANDING

With window to side, picture rail and door to:-

BEDROOM 1

12'10" x 11'9" (3.91m x 3.58m)

Two windows to front and Gabarron electric radiator.

BEDROOM 2

14'6" x 11'9" (4.42m x 3.58m)

Window to side with deep cill, picture rail and Gabarron electric radiator. Loft access, fitted cupboards in chimney recess. Step up to:-

BEDROOM 3

10'2" x 10'1" (3.10m x 3.07m)

Window to rear enjoying views over the countryside. Gabarron electric radiator, airing cupboard housing hot water immersion tank and with shelving. Door to:-

EN-SUITE SHOWER ROOM

10'1" x 3'5" (3.07m x 1.04m)

Tiled walls with oak effect flooring. Tiled shower cubicle with Mira Sport electric shower, low level w.c. and vanity wash hand basin. Electric ladder rack radiator. Obscured window to rear.

OUTSIDE

To the front is a gravelled area providing parking for two vehicles. At the rear is a paved patio which extends along the side of the property and then opens up into a large

paved sitting out space from which to enjoy the views. Cold water tap. A large, level lawn extends beyond this and this widens again at the very end of the garden providing ample space for children and pets to play or which could be cultivated to provide a large vegetable garden. Timber garden shed and greenhouse. Wonderful views over the neighbouring farmland.

SERVICES

Mains water, electricity and drainage.

N.B

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

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding up Tregony Hill Creedy can be found on the left hand side a short distance before the village square and war memorial.

DATA PROTECTION

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 offices in Truro or St. Mawes.