





# 12 The Park

Tregony, Truro, Cornwall, TR2 5PY

Truro 9 miles Portloe 4 miles St Mawes 11 miles

Well presented detached house with countryside views close to the village centre

- Delightful Rural Views
- Sought After Village
- 4 Bedrooms (1 En Suite)
- Spacious Sitting Room
- Sun Room And Dining Room
- Kitchen/Breakfast Room
- Garage And Parking
- Gardens

Asking Price £450,000

## SITUATION

12 The Park is situated a short walk from the centre of the village at the very end of a sought after small development of modern houses. Forming the gateway to the Roseland Peninsula, Tregony is a thriving village historically a port on the River Fal. Today there are a variety of local amenities including general store with post office, public house, churches and well regarded primary and secondary schools. Tregony provides ready access to both the coast and picturesque countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour side villages of Portloe and Portscatho are approximately four and seven-and-a-half miles distance respectively with the sailing centre of St Mawes is around eleven miles away. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust.

The Cathedral City of Truro, the cultural centre of Cornwall, lies around nine miles distant with a comprehensive range of retail, administrative and leisure amenities together with the county's leading educational facilities.

There is a main line rail connection to London Paddington at Truro together with regular flights departing for domestic and international destinations from Newquay Airport on the north coast.





## DESCRIPTION

Number 12 The Park is a beautifully presented modern home set at the end of a cul-de-sac, commanding glorious views over fields and wooded countryside of the Fal Valley from the rear. The welcoming hallway has stairs leading to the first floor and a cloakroom. A splendid dual aspect sitting room, with central Portland Stone fireplace housing a wood burning stove, has patio doors opening into the sun room taking advantage of the rural views. There is a formal dining room and spacious kitchen/breakfast room with windows to the rear, side and front offers a comprehensive range of country style base and wall units incorporating plate rack, dresser and integral microwave. A feature red brick surround with oak lintel houses a range cooker. On the first floor the galleried landing leads to four bedrooms,( one en-suite), three of the bedrooms have built in wardrobes one has fitted office furniture. The family bathroom completes the accommodation.

## OUTSIDE

The property is approached from the cul-de-sac onto the brick paved driveway allowing parking for two vehicles. The driveway gently slopes down to the single garage with up and over door, power light and shelving. There are profusely stocked terraced beds of flower, shrub and palms to the front and side of the property. Steps lead down to the house with paved pathways to both sides of the property and pedestrian gates accessing into to the rear garden. A paved sun terrace at the rear overlooks the lawn garden with its beautifully manicured terraces, stream trickling into an ornamental pond and densely planted borders.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

## SERVICES

Mains water, electricity and drainage LPG gas central heating. New double-glazing.


## DIRECTIONS

Proceed into the village over the bridge and turn left by The Village Hall into Back Lane. Proceed down this road, turning left into The Park. Continue to the end of the cul-de-sac, the property will be evident on the right-hand side.







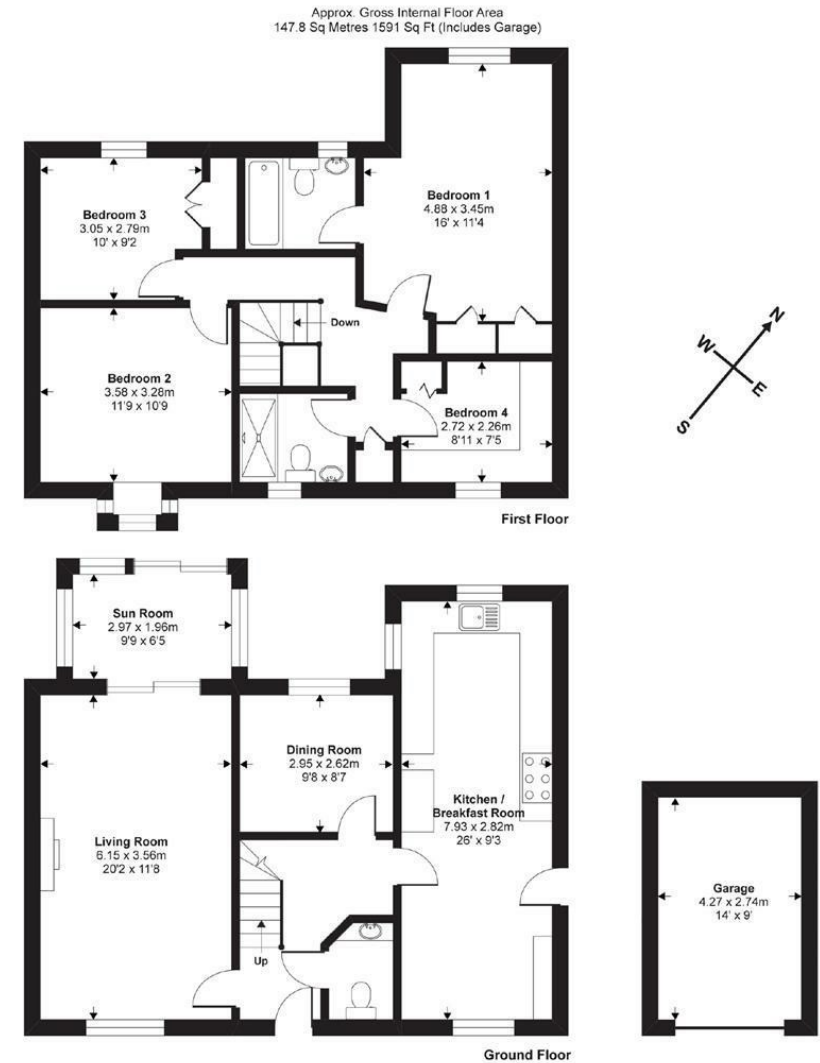
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>72</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>50</b>		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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