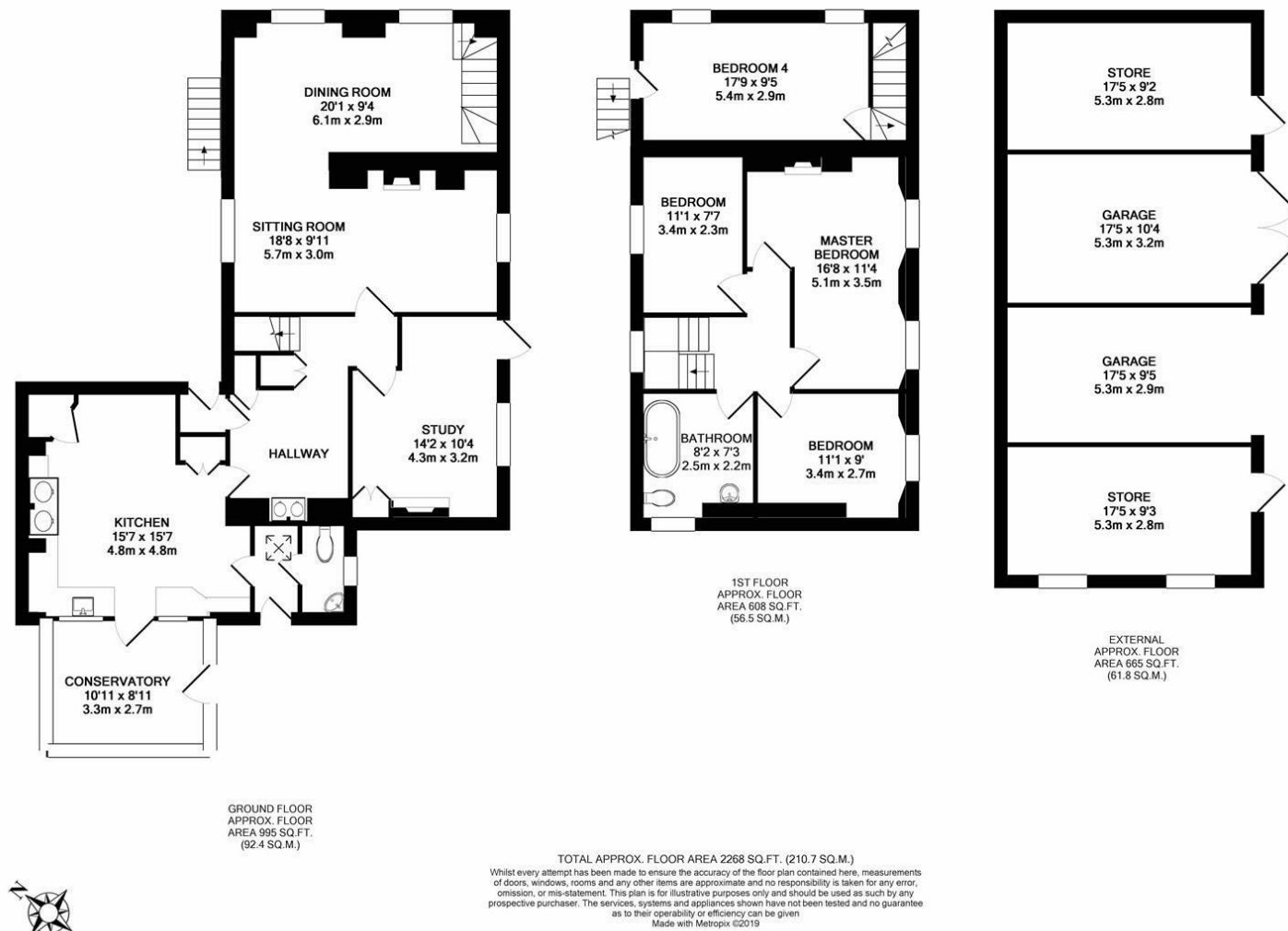


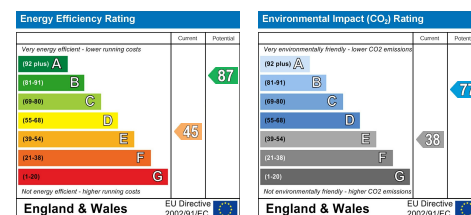
GORRAN



KEY FEATURES

- Four Bedrooms
- Kitchen/Breakfast Room
- Reception Hall
- Large Garden
- Workshop
- Sitting Room
- Dining Room
- Bathroom & Cloakroom
- Garaging For Two Cars
- Oil Central Heating

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



TREJONAN, GORRAN, ST. AUSTELL, PL26 6LR

DETACHED PERIOD HOUSE WITH GARDENS AND GROUNDS EXTENDING TO HALF AN ACRE

Located on the outskirts of Gorran Churchtown and within walking distance of beaches and the south Cornish Coast. Beautifully presented and retaining much charm and character. Four bedrooms, kitchen/breakfast room, sitting room, dining room, bathroom, cloakroom and entrance reception hall. Large outbuilding providing garaging for two cars and additional workshop space. Fabulous mature gardens. Oil fired central heating. Parking for many cars and space for caravan/motorhome. EPC - E

GUIDE PRICE £450,000

GENERAL COMMENTS

Trejonan is a fabulous detached Grade II listed house that is thought to have been built in 1840 and located in a lovely rural setting on the outskirts of Gorran Churchtown. The cottage is very attractive with mellow stone elevations and traditional small paned windows with a wealth of period features inside including exposed beams, slate flagged flooring as well as modern additions including oil fired central heating. Interestingly the property was originally two dwellings and was amalgamated into one many years ago and extended substantially in more recent times. The gardens are a sheer delight and extend to half an acre or thereabouts and are a feature of the property with large lawns and many interesting shrubs and plants. There is a very useful outbuilding providing two garages and workshop space. A driveway provides parking for two cars and opens into the rear where there is further parking and ample space for a boat or caravan. There are four bedrooms, large fitted kitchen with Heritage range, sitting room, dining room, large conservatory, cloakroom and bathroom. An internal viewing is essential.

LOCATION

The property lies just over a mile from the village of Gorran Churchtown, where there is an excellent primary school and the larger harbourside communities of Gorran Haven and Mevagissey are both less than two miles respectively. Trejonan is within walking distance of Porth Luney Beach, the south Cornish coast, The Barley Sheaf public house and is within an area of Outstanding Natural Beauty. These communities afford a variety of local facilities for daily needs whilst St. Austell, home to the Eden project, lies about seven miles to the east and the city of Truro with its Cathedral and fine shopping centre is about fourteen miles (less than half an hours driving distance). The Lost Gardens Of Heligan and Lobbs farm shop are within a short drive.

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

ENTRANCE PORCH

Half glazed entrance door, door opening to:

ENTRANCE RECEPTION HALL

A lovely introduction to the house and originally the kitchen. Cornish range (not working but a lovely feature), slate flagged floor,

exposed beams, understairs cupboard, coat hanging hooks, door to kitchen and opening to inner hallway.

KITCHEN/BREAKFAST ROOM

A well proportioned room with two windows overlooking the garden and half glazed stable door opening into the conservatory. Excellent range of base and eye level kitchen units with granite worktops. Heritage oil fired range cooker, Belfast sink with mixer tap over and granite drainer, integral dishwasher, space and plumbing for washing machine and space for fridge/freezer. Terracotta tiled floor, corner cupboard with period pine doors, glazed door to rear porch.

REAR PORCH

Glazed door opening to rear garden, coat hanging hooks, door to:

CLOAKROOM

Low level w.c., corner wash hand basin, window to garden, tiled floor.

INNER HALLWAY

Stairs to first floor, doors to study and sitting room.

STUDY

Sliding sash window with window seat enjoying views over the garden. Feature period fireplace with wood surround and mantle. Slate flagged floor, exposed beams, three wall lights, radiator, telephone point. Door opening to garden.

SITTING ROOM

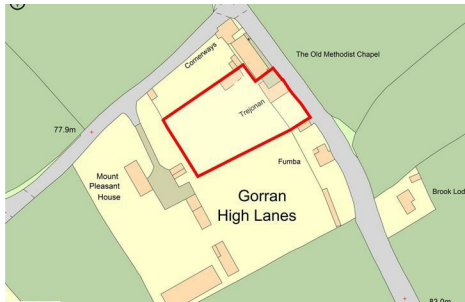
A twin aspect room with windows overlooking the drive and garden. Feature fireplace incorporating Clearview woodburning stove, with slate hearth and stone surround, four wall lights, radiator, television point. Wooden floor, opening through to:

DINING ROOM

Two windows to side with window seats. Wooden floor, six wall lights, two radiators. Secondary stairs leading to fourth bedroom.

FIRST FLOOR BEDROOM 4

Two windows to side, partly glazed tiny door opening to exterior steps at front. Loft access, radiator on landing.



MAIN LANDING

Steps leading up from inner hallway. Large window to front, radiator.

BEDROOM 1

A light room with two sliding sash windows overlooking the garden. Feature period fireplace, three wall lights, two radiators.

BEDROOM 2

Window overlooking garden, radiator

BATHROOM

A white suite with low level w.c, freestanding roll top bath with shower over, pedestal wash hand basin, window overlooking garden.

BEDROOM 3

Window to front, radiator.

OUTSIDE

At the front is a tarmac driveway providing parking for two cars. Entrance door, exterior stone steps lead to bedroom four. A five bar wooden gate opens into the rear and the tarmac drive continues to further parking and ample space for a caravan, trailer etc.

DETACHED DOUBLE GARAGE & WORKSHOP

A very useful outbuilding split into four sections providing garaging for two cars and two stores/workshop. Grant oil fired central heating boiler. Light and power are connected. Beside the outbuilding is the plastic oil tank which was newly installed within the last eighteen months.

GARDENS

The garden is fabulous and a real feature of the property. It is extremely private and adjoins fields on one side with pleasant views over the surrounding countryside. Extending to approximately half an acre the garden is enclosed and perfect for children and pets with ample space for hens and the current vendors kept bees for several years. There are extensive lawns intermingled with fabulous mature trees and shrubs which separate the garden into several interesting and secluded areas. At the far end of the garden is a polytunnel and productive vegetable garden.

