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91 Trenance Road

91 Trenance Road, St. Austell, Cornwall PL25 5AW



Charlestown Harbour 2 miles, Mevagissey  
6 miles, Truro 14 miles

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Situated in a commanding position with far reaching valley views, a spacious reverse level property.

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- Elevated panoramic views
- Three Bedrooms
- Reverse level
- Mature well stocked gardens
- Off street parking
- Quiet residential area
- Large balcony with far reaching views
- Presented to a high standard
- Solar panels

Guide Price £349,000

#### SITUATION

91 Trenance Road sits in a commanding position high on a valley side overlooking the Gover valley. The historic former market town of St Austell is steeped in history and just a short distance from the south coast. There is a wide range of shopping, banking and recreational facilities plus a good selection of both primary and secondary schools. There is a mainline railway station connecting to London Paddington.

The world renowned Eden Project built in an old china clay pit is one of the most popular tourist attractions in Cornwall and just a few miles away. The picturesque harbour of Charlestown visited by historic tall ships, offers a vibrant atmosphere with a variety of bars and restaurants. The Cathedral City of Truro is 14 miles distant and offers a further range of amenities.

#### THE PROPERTY

This deceptively spacious, reverse level property is presented to a high standard throughout and has been well maintained by the current owners.

Entering from the front you are welcomed into the generously proportioned hallway with stairs leading to the lower level bedrooms. The sitting room, dining room, cloakroom and kitchen are all easily accessed from this hub of the house. The sitting room complemented with dual aspect large windows and swathes of natural light and amazing views toward the viaduct and across the Gover valley. This well proportioned room also has multi-fuel burner which has been recently serviced. French doors from the lounge lead to the balcony and add to the overall space and light of this relaxing room.

The spacious dining room has triple aspect windows and also enjoys commanding views across the valley, from this room a loft hatch with convenient integrated access ladder leads to the generous loft space with lighting and access to the solar panels inverter discretely installed in this space. The dining room also has potential to be converted to a bedroom with en-suite as all services are within logical reach.

The kitchen enjoys ample worktops, upper and lower cupboard storage space with under cupboard lighting and a door to the outside. A cloakroom completes the reverse level upper floor.

To the lower floor there are three double bedrooms all with wonderful garden and scenic views. A spacious family bathroom conveniently located on the lower floor has a full bath with over electric shower and screen, contemporary sink and WC.

Finally from the lower hallway a door providing direct access to the garden completes the lower floor accommodation.

#### OUTSIDE

Accessed from the quiet road via a gated drive with parking sweeping down to the front of the property.

To the rear of the property there is a balcony accessed via the french doors from the lounge or as easily from the kitchen, this wonderful large space has commanding valley views and is ideal for social entertaining or alfresco dining. To the rear of the balcony is a convenient storage shed and a side access gate to the front of the property. Underneath the balcony is a useful storage area and utility shed.

The upper part of the south facing gardens is mostly laid to lawn which has been reinstated by professional lawn facilitators. A concrete path leads down to the lower garden which has been carefully utilised as productive vegetable plots and complimented by a greenhouse. Mature trees and bushes providing privacy and adding to this pleasant outdoor space.

This handsome home is complimented with roof mounted solar panels which are owned by the property.

#### SERVICES

Mains water, electricity and drainage. Gas central heating/hot water. Solar panels and double glazed throughout.

#### VIEWING

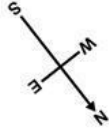
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### DIRECTIONS

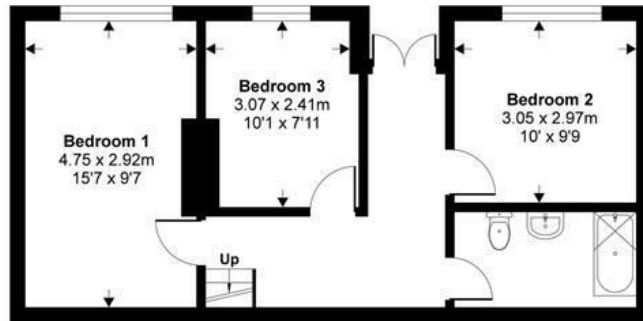
From the centre of St Austell take the B3274 (Bodmin Road), take the left hand fork into Trenance Road and continue for about half a mile and up the hill where No.91 is located on the left hand side and a Stags For Sale board will be seen.



Approximate Area = 1352 sq ft / 126 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Stags. REF: 659650.

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		79
69-80	C	65	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Net energy-related - higher scoring costs

EU Directive 2002/91/EC

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