

**Detached House
PLUS
Detached Annexe**
£575,000



TREGORRICK VEAN TREGORRICK PL26 7AG

A FABULOUS 4 BEDROOM DETACHED PROPERTY PLUS TWO STOREY DETACHED COTTAGE ANNEXE

Jefferys are delighted to market this impressive, detached property, which has been fully renovated by the current owners to provide a superb family residence in a select countryside setting of individual properties. The sympathetic restoration has created a superb home with the addition of a two-storey cottage – perfect for family or rental potential.

In brief the property comprises: Entrance Hall, Lounge, Kitchen/Diner, Reception 2/Dining Room, Utility, Downstairs Cloakroom and to the first floor, 4 Bedrooms (Principal with En Suite and Balcony) and Family Bathroom. The annexe (Penny's Cottage) is a two-storey building, with open plan living space to the first floor and bedroom with shower room to the ground floor.

**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE
THE GENEROUS LAYOUT AND DESIGN**

Key Features

Fully Renovated by
Current Owners

4 Bedroom House

2 Reception Rooms

Kitchen PLUS Utility

Detached One
Bedroom 2 Storey
Annexe

Attractive Garden

Driveway Parking

About The Property and Location

In a quiet setting, yet just a short distance to the town, Tregorrick Veau has been completely renovated by the current owners to create a fabulous, detached family home with the benefit of a two-storey cottage annexe, which is ideally suited for a family member or income potential as a rental/AirBnB. Tregorrick is a select area of individual properties accessed via a private road, each property maintaining its own section.

The town centre is just a short distance and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. For a true feel of the countryside take a stroll on the Kings Wood and Pentewan riverwalk. A circular walk taking in the beauty of the valley. Also nearby is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Covered entrance with driveway with a composite front door with glazed side panels leading into a generous Hall. Doors to both reception rooms. Turned stairs to the first floor. Understairs storage. Laminate wood flooring. Inset ceiling lights. Central heating radiator.

Lounge

15' 1" x 12' 6" (4.6m x 3.8m)

uPVC double glazed window to the front elevation. Inset ceiling spotlights. Laminate wood effect flooring. Gas central heating radiator. Semi open plan into:

Kitchen/Diner

15' 5" x 13' 9" (4.7m x 4.2m)

Two uPVC windows to the front elevation. uPVC window overlooking the garden from the dining area and from the kitchen, uPVC French doors leading to a raised deck. A range of stylish sleek white modern based units with solid wood worktops over incorporating a charcoal coloured sink and drainer with rinse mixer tap. Built-in appliances to include; dishwasher, fridge, gas cooker, Hotpoint ceramic hob, with stainless steel extractor over. Inset ceiling spotlights to the kitchen, with ceiling light to the dining area. Wood effect laminate flooring. A breakfast bar with incorporated storage separates the kitchen from the dining area.

Utility Room

19' 4" x 5' 3" (5.9m x 1.6m)

Stylish and individually designed sliding wood door from the kitchen/diner. A generous utility with a range of sleek white units complementing those in the kitchen, with worktops over. Single bowl stainless steel sink. Space and plumbing for a washing machine. Space for a tumble dryer and fridge/freezer. uPVC double glazed window to the rear. Inset ceiling spotlights. Tiled floor. Radiator. uPVC double glazed door leading to the garden. White panel door to:

Cloakroom

uPVC double glazed window to the rear elevation with obscure glazing. Low level WC, pedestal wash-hand basin. Tiled floor. Wall-mounted Glow Worm Combi Boiler.

Reception 2/Dining Room

15' 1" x 10' 6" (4.6m x 3.2m)

uPVC double glazed window to the front elevation with an additional uPVC double glazed window overlooking the front entrance. Inset ceiling spotlights. Central heating radiator.

First Floor Landing

With turned stairs from the ground floor leading to a generous part-gallery landing with space for use as a home office. Velux roof light providing good natural light. Two central heating radiators. Inset ceiling spotlights. Doors to bedrooms and family bathroom. Additional area of landing leading to the principal bedroom.

Principal Bedroom

15' 1" x 13' 1" (4.6m x 4.0m)

Irregular Shape

Appealing bedroom with French doors opening to a Juliette balcony with views over the garden and far-reaching countryside. Central heating radiator. Inset ceiling spotlights. Space for wardrobes. Door to:

En Suite

uPVC double glazed window to the side elevation. Large walk-in shower with rainfall shower head. Tiled walls to the shower area. Low level WC, vanity unit with wash-hand basin. Heated towel rail. Wood effect flooring.

Bedroom

10' 6" x 10' 6" (3.2m x 3.2m)

uPVC double glazed window to the side elevation. Inset ceiling spotlights. Radiator. Restricted head height to part of the room.

Bedroom

10' 6" x 9' 10" (3.2m x 3.0m)

uPVC double glazed window to the front elevation. Inset ceiling spotlights. Radiator.

Bedroom

13' 1" x 11' 10" (4.0m x 3.6m)

uPVC double glazed window to the front elevation. Inset ceiling spotlights. Wardrobe recess. Radiator.

Family Bathroom

uPVC double glazed window to the front elevation. White suite comprising low level WC, pedestal wash-hand basin and bath with shower over. Heated towel rail. Part-tiled walls. Tiled floor.



Entrance Hall



Living Room



Kitchen/Diner



First Floor Landing



Family Bathroom



Principal Bedroom - En Suite & Balcony

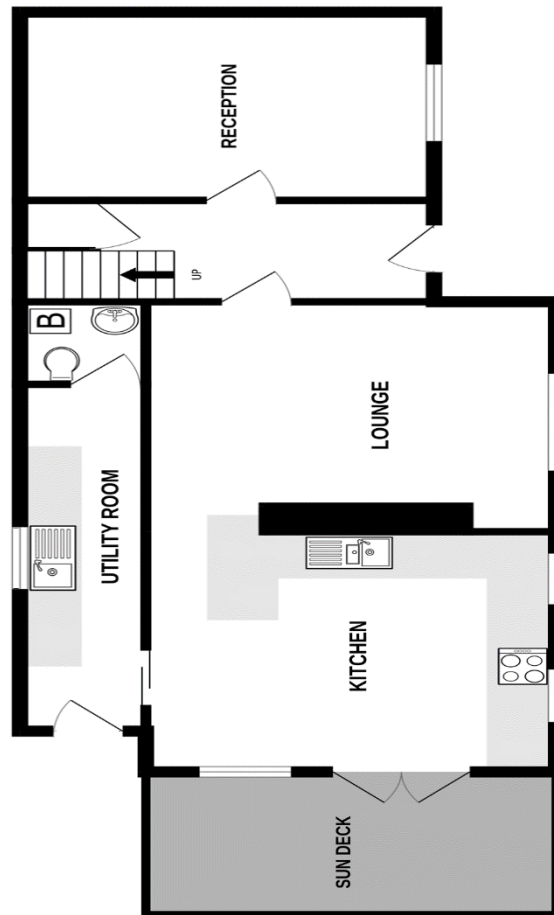


View of Garden from Balcony

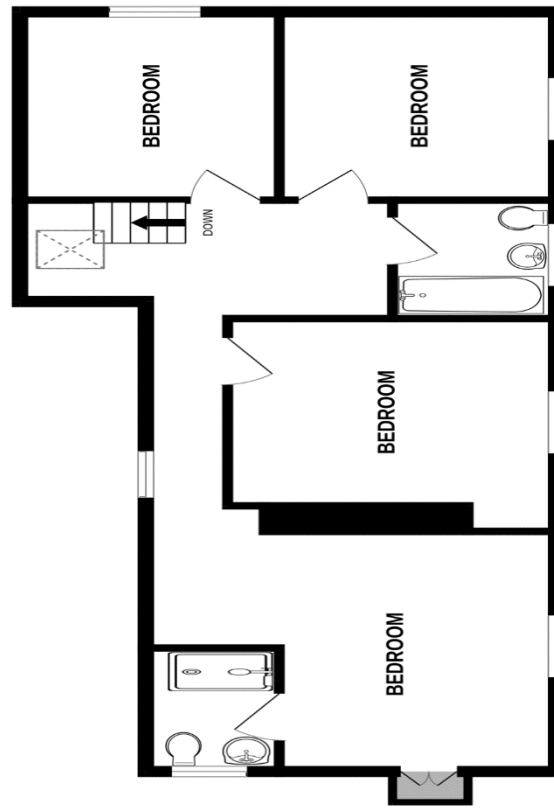


Side Elevation

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

PENNY'S COTTAGE ANNEXE

(All sizes approximate)

Open Plan Living

15' 9" x 12' 10" (4.8m x 3.9m)

Decked steps from the garden lead up to the uPVC double glazed door giving access to the first floor open plan living space. uPVC double glazed window to the side. Wood effect laminate flooring. Inset ceiling spotlights. To the kitchen area, are wall and base units with wood effect worktops over and incorporating a stainless-steel single bowl sink. Space for fridge and cooker. Under sink water heater. Stairs leading down to:

Bedroom

12' 6" x 10' 10" (3.8m x 3.3m)

Two uPVC double glazed windows. Recess for wardrobe. Open understairs storage. White panel door to:

Shower Room

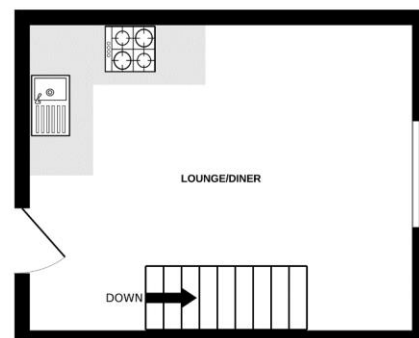
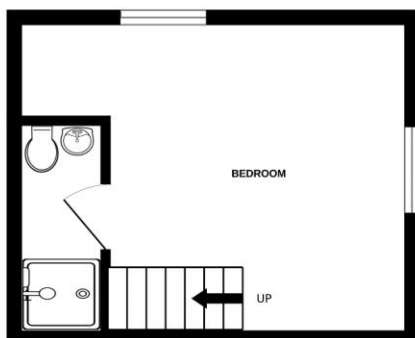
Double walk-in shower, low level WC, pedestal wash hand basin. Tiled floor.



GROUND FLOOR



1ST FLOOR



Additional Information

EPC 'C'

Council Tax Band 'D'

Services –Electric. Gas. Water Meter

Main Property – Gas central heating

Completely Renovated in Recent Years

Boiler – 3 Years Old

Property Age – Mid 1970s

Tenure – Freehold

Field – The properties in the area have use of a community field (Tregorrick Field Trust). Those properties wishing to use this facility pay £100pa

Private Road – Access to properties is via a private road.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Exterior

The garden is most appealing with a good area of lawn and side path with shrub borders. The path leads to steps down to a side access gate and continues to Penny's Cottage. There is also a raised decked seating area from the kitchen and utility with steps down to the garden. Fence to the boundary.

Parking

There is parking to the front of the property.

Directions

From our office in Duke Street, turn right onto South Street. At the mini-roundabout continue onto South Street. At the double roundabout take the Mevagissey Road B3273. Continue on this road taking the second left signposted Tregorrick. Continue on this road turning right onto Penscott Lane (sign posted). Towards the end of the lane before the left turn to the field, turn right and the property is the first down the lane on the right.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.



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