

4 PENHALLOW CLOSE, TREWORTHAL, THE ROSELAND PENINSULA, TR2 5LR.



A rare opportunity to purchase a spacious, contemporary and superbly presented three-bedroom family sized home located in this picturesque hamlet on the Roseland Peninsula, an Area of Outstanding Natural Beauty. This light and airy property offers a large parking area plus a detached garage and benefits from oil-fired central heating, double glazing and generous gardens which include a wrap-around decked sun terrace, perfect for alfresco dining whilst admiring the beautiful surrounding countryside.

A notable room is the generous open-plan L-shaped living room (part of which used to be a 4th bedroom). In an extension that was built in 2011 there exists a downstairs shower room (including a utility and airing cupboard) plus a stunning kitchen / diner boasting a '4 oven electric 30 amp Economy 7 Aga' and high-level windows flooding the room with natural light to allow you to fully immerse yourself into the surrounding countryside.

£399,950 Freehold

Viewing only by appointment with H Tiddy

Accommodation Summary

The accommodation comprises: Entrance Hall, L-Shaped Living Room, Inner Lobby, Open Plan Kitchen Diner, Shower Room, Utility cupboard, First Floor Landing, 3 Bedrooms, Bathroom (with freestanding bath).

Outside Gardens to Front, Side and Rear, Raised Decking, Detached Garage and Parking.

Location Summary (distances and times are approximate)

Pendower Beach: 1.5 miles. The Roseland Inn, Philleigh: 1.2 miles. Portscatho: 3.5 miles. King Harry Ferry: 3.2 miles. Tregony: 5.5 miles. St Mawes: 6 miles. Truro: 14 miles by road or 8 miles via car ferry. Falmouth: 24 miles by car ferry. Cornwall Airport Newquay: 22 miles with regular flights to London and other regional UK airports. St Austell: 13.5 miles with London Paddington 4.5 hours by direct rail.

Treworthal

Treworthal is a pretty and unspoilt rural hamlet, located centrally in the Roseland Peninsula, an area of outstanding natural beauty, with many beautiful walks on the doorstep. Around 1.5 miles distant is the stunning coastline including a number of sandy beaches and boatyards. There are popular primary schools in the nearby villages of Gerrans, Veryan, St Mawes and Tregony, which also has an Ofsted rated 'excellent' secondary school. Treworthal is near the village of Philleigh with its Parish church and the well-known 'Roseland Inn' pub. Just over 3 miles away is the King Harry Ferry, which provides convenient access to Falmouth and the south-west of the county. Other nearby scenic attractions include the nature reserve at the saltings at Ruan Laniorne.

Accommodation Details

(dimensions are approximate)

Ground Floor

Entrance Hall

Canopied entrance. Composite entrance door with glazed insert. Wooden flooring. Radiator. Double glazed window with rural aspect. Carpeted stairs with spindled bannister rising to first floor. Doorway to the Living Room, timber door to the Inner Lobby.

Living Room 25'2 x 14'4 narrowing to 9'11

Two double glazed windows to front and one to side overlooking the gardens with countryside beyond. Featured fireplace with an inset Aga multi-fuel burner sitting on slate hearth with a wooden mantle over. Fitted carpet. Two radiators. Two telephone points and satellite television point. Office / study space to side with dual aspect double glazed windows overlooking the gardens.

Inner Lobby

Bi-fold door to the Shower Room and an opening to the Kitchen / Diner.

Shower Room

Tasteful white suite comprising shower cubicle with contemporary shower head, low flush w/c and pedestal wash hand basin. Storage cupboard with shelving. Utility Cupboard housing pressurized hot water cylinder, immersion heater, fuse box, shelving and space and plumbing for a washing machine.

Kitchen / Diner 18'11 x 10'11

Modern range of shaker style wall and floor units with wooden work surfaces over. Integral one dishwasher. 4 oven electric 30 amp Economy 7 Aga. Stainless steel -and-a-half bowl sink unit with mixer tap. Tiled splash backs. Two double glazed windows and Velux window. Inset ceiling lights. Slate tile floor. Two radiators. Plinth lighting. Dining area with double glazed French doors to the decked area, and high-level windows above. Views over surrounding countryside.

First Floor

Landing

Double glazed window with rural views. Radiator. Wooden flooring. Staircase balustrade. Timber doors to Bedrooms and Bathroom.

Bedroom 1 13'10 x 10'

Double glazed window with pretty aspect over the hamlet. Radiator. Fitted carpet.

Bedroom 2 10'10 x 10'

Double glazed window with pretty views. Radiator. Fitted carpet.

Bedroom 3 9'9 x 6'9

Double glazed window with lovely countryside views. Radiator. Fitted carpet.

Bathroom

Contemporary suite comprising freestanding bath and older style tap fittings including a drench shower over, pedestal basin and low flush wc. Tiled walls. Heated towel rail. Double glazed window.

Outside

Garage 18'4 x 12'4

Up-and-over door. Pedestrian door to side. Windows to both sides. Storage areas. Gated pedestrian paths to side and rear.

Parking

From the road and gravelled parking area, a path leads to the main area of gardens.

Gardens (Plot size circa 0.16 acres)

There is a level expanse of lawn, raised and supported by Cornish stone walling, with shrubbed and hedged borders. A raised decked sun terracing with balustrading, wraps around the property and provides access to the kitchen/diner and the main entrance. This area is perfect for alfresco dining and barbeques etc whilst admiring the captivating surrounding vista. To the rear, an oil tank and central heating boiler are situated. Agents Note: A neighbouring property, 3 Penhallow Close, has a pedestrian right of way along the footpath to their parking space and back garden.

General Information

Services

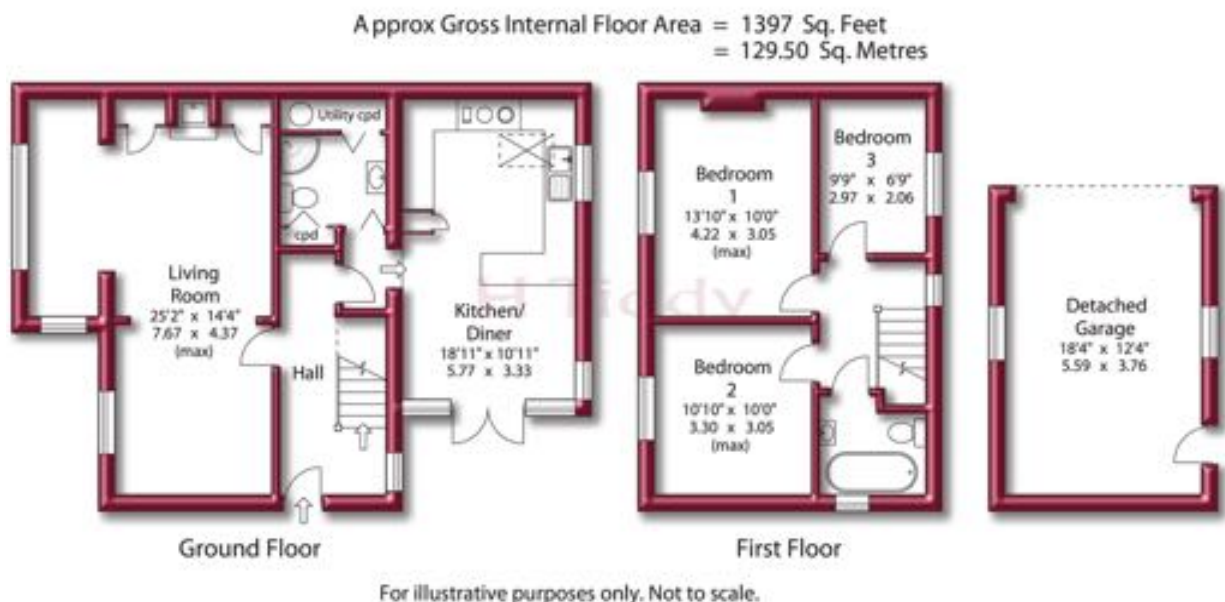
Mains water, electricity and private drainage. Telephone and television points. Oil fired central heating. 4 oven electric 30 amp Economy 7 aga. Double glazed windows and external doors.

Energy Performance Certificate Rating: D.

Council Tax Band: C

Title: Freehold

Land Registry Title Number: CL170657.



Important Notice: Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. General Data Protection Regulations: 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 office in St Mawes.

