

## PRIORY MEADOW, WELL STREET, TREGONY, TR2 5RT.



### Accommodation Summary

Entrance Hall, Cloakroom, Living Room, Dining Room,  
3 / 4 Bedrooms, Family Bathroom, Kitchen, Utility Room.  
OUTSIDE: Ample Parking, Detached Outbuilding, Large Timber Shed,  
Garden circa ¼ Acre laid to Lawn.

**£575,000**

Viewing only by appointment with H Tiddy

Priory Meadow is a detached, non-estate bungalow set in a large plot on the fringes of the ever-popular village of Tregony offering huge potential for development, subject to any necessary consents. Accessed via a quiet lane away from the traffic, the property offers peace and tranquillity yet is within 400 yards of the main Fore Street.

It is a generous three / four bedroom bungalow with 26ft Living Room, Dining Room, Galley Kitchen, Family Bathroom and Cloakroom. The overall site offers circa a quarter of an acre south-facing relatively level plot with private gardens surrounding the property on three sides giving complete privacy and beautiful rural views.

Priory Meadow itself needs some updating and refurbishing giving prospective purchasers the opportunity to put their own mark on the bungalow, to extend or to possibly knock down and rebuild (subject to any necessary permissions) offering a fantastic and rare opportunity within this sought-after village.

**Location Summary** – (distances and times are approximate)

St Mawes – 10 miles. Cathedral City of Truro – 8 miles. Falmouth – 18.5 miles. Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by rail. Plymouth – 47 miles. Exeter - 86 miles.

### **Tregony**

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. Today it is flourishing again with many interesting old buildings, Church, excellent senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, Probus and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

### **Cornwall**

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the

Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Trelliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.

### **A Brief Tour**

Priory Meadow is accessed off a quiet lane via its own private gravelled driveway opening up into a spacious parking and turning area.

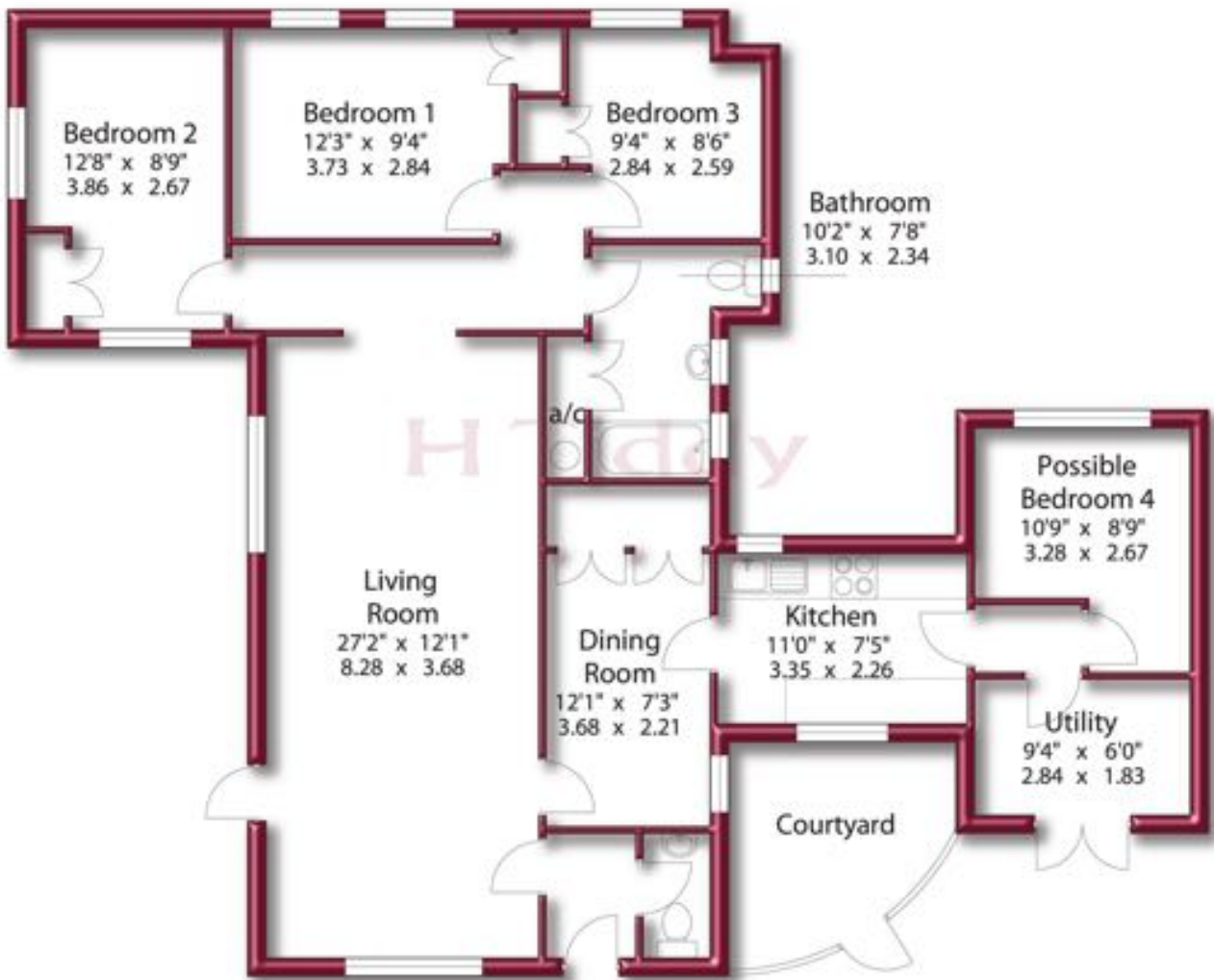
The front door opens into the entrance hall with doors leading off to the WC and spacious living room. The 26' living room is a light and sunny room with dual aspect windows looking out over the garden and to the countryside beyond, as well as a door leading out to the patio area and garden. The living room also benefits from fitted, floor to ceiling shelving at one end of the room, and a slate fireplace and hearth. A door leads off to the dining room which has triple, deep-shelved storage cupboards and a part glazed door to the kitchen. The kitchen has a range of wall and floor cupboards with work surfaces over, and has dual aspect windows. There are currently 3 / 4 bedrooms, with two good sized doubles, a single bedroom and a potential further single bedroom. The family bathroom is equipped with a bath with shower over, WC and sink unit, as well as a large shelved airing cupboard with hot water tank.

Outside, the garden wraps around the property on three sides, and is flanked by mature hedges and fencing, offering privacy and seclusion. An 18ft block-built workshop / outbuilding offers great potential for conversion to a self-contained studio (subject to necessary permissions). The gardens are predominantly laid to lawn for ease of maintenance with a generous sun terrace directly off the living room.

While Priory Meadow is in a fair, liveable condition, it would benefit from modernisation and offers buyers the opportunity to put their own stamp on the property. Alternatively, the plot is a generous size of circa half an acre and could offer development potential (subject to relevant planning consents).



Approx Gross Internal Floor Area = 1208 Sq. Feet  
= 112.2 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Telephone (superfast broadband enabled) and television point.  
NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating F.

Council Tax Band D.

### 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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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