



Approx 1/2 Acre Plot

Modern Detached House

4 Bedrooms

Semi Rural Location

## **Trewan House, Wheal Rose, Scorrier, TR16 5DF**

**Guide Price £540,000**

Occupying a semi rural location yet very conveniently situated for access to the main A30 and having a wonderful outlook across the valley taking in fields and woodland, Trewan House is a reverse level detached modern property that offers very well proportioned accommodation. Having 4 bedrooms and generous reception space, the total plot is approximately a half an acre and so provides a wonderful opportunity for prospective buyers who enjoy their garden. The property has oil fired central heating and is double glazed and is available with no onward chain.





## Property Description

Occupying a semi-rural location yet very conveniently situated for access to the main A30 trunk road and the extremely popular Etheringtons Farm Shop and Butchery at Wheal Rose, the nearby beach of Porthtowan (2 miles) is also easily accessible.

Having a wonderful outlook across the valley taking in fields and woodland, Trewan House is a reverse level detached modern property that offers very well proportioned four-bedroom accommodation with the bedrooms located on the ground floor, each being of double size, there is also a very generous and recently refitted family bathroom. The master bedroom has an ensuite shower room whilst the first floor comprises a lovely kitchen/dining room with doors opening to a balcony which maximises the location and enjoys views across the valley.

The very generous sitting room includes a wood burning stove and has triple aspect whilst the landing also has located off it, a separate wc. Outside the property has the benefit of parking for a number of vehicles and a generous detached double garage with two single up and over doors.







The delightful gardens comprise of a lawned front garden which then extends around the side of the property where a greenhouse is located before continuing to the very generous rear garden where in the far right hand corner is a large decked seating area maximising the location providing a wonderful spot from which to sit out and dine alfresco on sunny summer evenings.



The rear garden also contains a summerhouse/store shed and immediately to the rear of the property is a recently constructed decked sitting area accessed from the kitchen and below which has useful storage capabilities. The total plot is approximately a half an acre and so provides a wonderful opportunity for prospective buyers who enjoy their garden. The property has oil fired central heating and is double glazed and is available with no onward chain.

### **ACCOMODATION**

#### **ENTRANCE HALLWAY**

14' 2" x 5' 11" (4.34m x 1.81m) Oak flooring. Stairs rising to the first floor with storage cupboard below. Further store cupboard.

#### **BEDROOM 1**

15' 10" x 8' 9" (4.85m x 2.68m) plus 2 double built-in wardrobes.



### **ENSUITE**

6' 6" x 3' 6" (2.68m x 1.07m) Containing shower cubicle, vanity wash basin, low level wc, extractor fan and chrome heated towel rail.

### **BEDROOM 2**

12' 0" x 10' 6" (3.67m x 3.21m) Vanity wash basin with cupboard and shelving. Oak flooring. Dual aspect.

### **BEDROOM 3**

14' 11" x 9' 11" (4.56m x 3.04m) Dual aspect.

### **BEDROOM 4**

11' 7" x 9' 10" (3.55m x 3.0m) plus 2 double built-in wardrobes.

### **BATHROOM**

12' 1" x 10' 5" (3.7m x 3.20m) This has recently been refitted and contains a wonderful white suite comprising large freestanding bath plus further large shower cubicle, low level wc, vanity wash basin, chrome heated towel rail and has fully tiled walls and floor with electric underfloor heating. Extractor fan.

### **HALF LANDING**

With picture window looking over the rear garden.

### **LANDING**

Access to roof space. Airing cupboard.

### **CLOAKROOM**

Containing a low level wc, vanity wash basin and oak floor.

### **KITCHEN/DINING ROOM**

22' 4" x 10' 6" (6.82m x 3.22m) plus 2.31m x 2.82m. Fitted with an extensive range of base, wall and drawer units with cream wood grain fronted doors. A combination of granite and wooden worktops with under mounted 1 1/2 basin sink unit, integrated dishwasher. Recess housing Stoves LPG range style oven. Extractor hood above. Wooden flooring. This L shaped triple aspect room has a door to the rear where there is a decking area and sliding doors to the front open onto the balcony with lovely rural view. The balcony has a tiled floor and glazed balustrade with chrome supports and rail.

### **SITTING ROOM**

24' 1" x 21' 7" (7.35m x 6.6m) maximum. With double doors giving access to the dining area from the kitchen/dining room. This triple aspect room again enjoys rural views and has a multi fuel stove and slate hearth.

### **OUTSIDE**

#### **DOUBLE GARAGE**

21' 3" x 19' 0" (6.5m x 5.8m) Two up and over doors. Door to side along with power, lighting and pitched roof providing storage space.

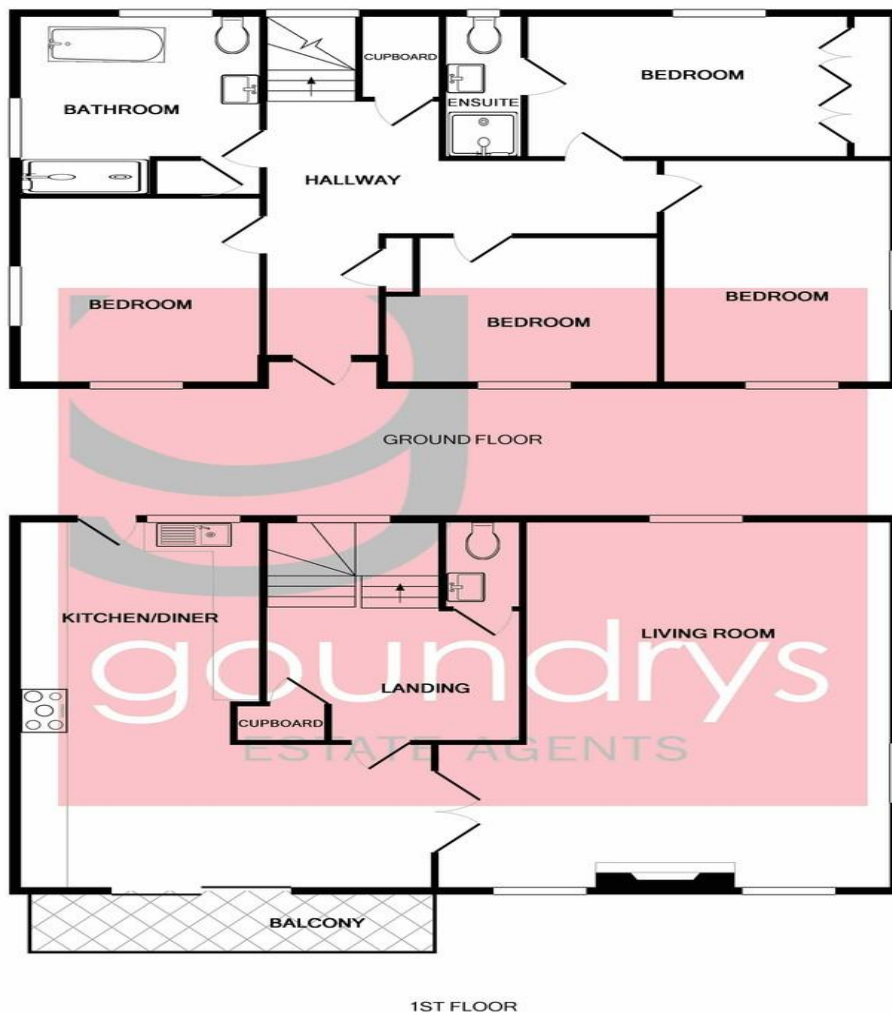




## **DIRECTIONS**

From Chiverton roundabout take the dual carriageway signposted to Redruth and take the next exit at Wheal Rose. At the mini roundabout turn right and then turn right again passing back over the dual carriageway. Turn next left towards Wheal Rose, continue through the hamlet where the road narrows at the pinch point. As you continue up the hill you will see an engine house on your left hand side and turn left into the road just prior to the entrance and past Landsdown Park on your left hand side. A lane access is identified with a name plate leading to Trewan House and continue to the end of this lane where you will drive right and onto the driveway.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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