

STAGS

Meadow View

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Well Street, Tregony, Truro, Cornwall, TR2 5RT

Truro City 7.5 miles St Austell 8 miles Newquay 18 miles

A beautiful bungalow with far reaching countryside views, just a short walk from the centre of the village.

- Beautifully Presented Bungalow
- Far Reaching Countryside Views
- Front Garden/ Sun Room
- Double Garage & Parking
- Three Bedrooms
- Low Maintenance Gardens
- Popular Roseland Village
- Viewing Recommended
- Council Tax Band - D
- Freehold

Guide Price £450,000

LOCATION

Meadow View is perfectly positioned on the edge of the ever popular village of Tregony taking full advantage of the superb, far reaching countryside views. The village centre and its many amenities are just a short stroll and strike a lovely balance between historic character and everyday practicality. Its storied past once a port, a market town, and political borough blends seamlessly with a warm, rural present. For residents (or potential buyers), it offers the tranquillity of village life without sacrificing connection to the wider Roseland area. It's equally appealing as an ideal base for exploring Cornwall's quieter corners.







DESCRIPTION

Commanding an elevated position and boasting far-reaching countryside views, Meadow View enjoys an enviable position that captures the very best of the surrounding landscape, with rolling fields stretching into the distance and ever changing seasonal scenery. This beautifully modernised three-bedroom detached home offers an exceptional blend of contemporary living and rural tranquillity.

Internally, the property has been thoughtfully updated to a high standard, featuring a stylish modern white high-gloss kitchen, a bright and welcoming living space. There is an additional utility room off to the rear plus a delightful garden room/ sun room at the front ideally positioned to take in the superb vista. Furthermore three well-proportioned bedrooms ideal for families, guests, or home working. The interiors are light-filled and tastefully presented throughout, creating a warm yet refined atmosphere.

Outside, the property benefits from a pleasant garden space to the rear with a modest lawn, perfect for relaxing or entertaining while to the front is a raised paved patio in addition to a further front lawn taking in the uninterrupted rural outlook.

Combining modern comfort with idyllic surroundings, this is a wonderful opportunity to acquire a home in one of Cornwall's most sought-after village settings.

SERVICES

Mains electricity and water are connected. Oil central heating.
Broadband: Basic and Superfast up to 80 Mbps available(Ofcom).
Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Flood Risk - Very Low.
Conservation Area - Yes.
Satellite and Fibre - Sky and BT are available (Ofcom).
Council Tax Band - D
TPO - No
ROW - Yes, over the front parking area.
EPC - D

VIEWINGS

Viewings are strictly by prior appointment via Stags, Truro.

DIRECTIONS

From Truro City, take the A390 eastbound towards Tresillian and continue for approximately five miles. Turn right onto the A3078 towards Tregony. As you enter the village, cross over the bridge and then turn left onto Tregony Hill (B3287). Continue up the hill to the village monument and turn right into Well Street and continue over the small crossroads into Well Lane where Meadow View can be located on the right hand side identified by a Stags for sale sign.

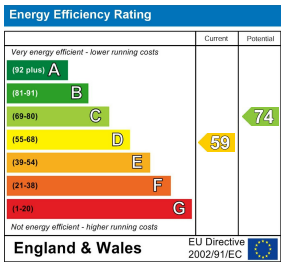






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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