



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9583

£575,000

Meadow View,  
Tregonetha, St Columb, Cornwall, TR9 6EL

FREEHOLD



**An attractive, well appointed, nearly 'new' modern reverse level home finished in September 2021 to an excellent standard with generously proportioned accommodation provide 3/4 bedrooms, 2 bathrooms and 2/3 reception rooms, accessed from an electrically gated driveway on the edge of this popular rural village, commanding wonderful panoramic views over countryside.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor** Entrance hall, 2 bedrooms, family bathroom, bedroom 4/family room, utility room. A turning staircase to the first floor with a study area on the half landing.

**First Floor** Kitchen/dining room, sitting room with balcony, master bedroom with balcony, walk-in wardrobe and en-suite shower room.

**Outside** Electrically gated asphalted driveway to parking/turning area for several vehicles, lawned side garden enclosed by fencing and hedging with patio area adjacent to the house. First floor balconies to the sitting room, kitchen/dining room and master bedroom all enjoying wonderful views over countryside.



## **DESCRIPTION**

Meadow View is an extremely well appointed reverse level, modern detached family home finished in 2021 to a very good standard and featuring reverse level 3/4 bedroomed family home with 2 bathrooms, a large open-plan sitting/dining room with balcony overlooking countryside, sitting room sharing the same balcony and a separate master bedroom suite with walk-in wardrobe and en-suite shower room.

The property has the remainder of a 6 year build guarantee. There is low maintenance flooring throughout the ground and first floors with underfloor heating to both levels, provided by an air source heat pump which also provides hot water. Our clients have installed an

array of 11 photovoltaic solar panels on the roof which provide cheaper electricity or hot water on a switching system.

The house is situated on the edge of a rural village which comprises predominantly older, traditional barns, farmhouses and cottages surrounded by open countryside. The discreet, electrically gated entrance accesses an asphalted entrance drive to the house which it broadens into a parking and turning area with room for several vehicles. To the left of the house is a raised lawn and patio area with paths leading all around the house and back to the driveway.

The accommodation is reverse level with an L-shaped entrance hall accessing the integral garage and utility room behind it, two double bedrooms, a bathroom and family room which has doors out onto the garden and could be separated from the entrance hall to provide a fourth bedroom if required. A turning staircase with half landing and study area, ascends to a beautiful kitchen/dining room with an excellent range of fitted cabinets and integrated appliances together with a distinct dining area which has double glazed doors out onto a balcony providing lovely countryside views. A separate sitting room also has doors to the balcony. There is a cloakroom on the first floor and the accommodation is completed by a large double principal bedroom with its own balcony overlooking countryside, a walk-in wardrobe and en-suite shower room.

The property enjoys the residue of a 6 year build guarantee from when the property was finished in September 2021. All the measures taken to reduce the running costs will now benefit the next purchaser with the electric air source heat pump and photovoltaic panels on the roof reducing the electric bills. Modern levels of insulation and double glazing should further enhance the heat retention within the property.

## **LOCATION**

The pretty village of Tregontha is ideally positioned with easy access to the towns of Wadebridge, St Austell, Bodmin and Truro with the north coast beaches just a short drive away from the Camel Estuary, down to Watergate Bay and Newquay. The south coast beaches between Fowey and Mevagissey are also within easy reach, whilst Fowey offers a deep natural harbour and a wide array of boating facilities catering from large merchant and commercial shipping, down to private yachts and pleasure craft. The active yacht clubs in Fowey hold races in St Austell bay throughout the summer months and the town is renowned for its annual regatta which generally features the Red Arrows aerial display team.

St Columb and Roche are the nearest towns, both of which provide local shops and businesses. Cornwall Airport Newquay at St Mawgan is a 10 minute drive away with the airport now offering an increasing number of shuttle flights to a variety of UK and European destinations and also within easy reach is the world famous Eden Project, the charming fishing village of Padstow and an excellent number of quality surfing and bathing beaches.

This area enjoys swift road access from the village out to the A30 (Cornwall's main arterial road), the A30 provides a dual carriageway link northeastwards all the way to Exeter where it joins the national motorway network or southwestwards provides easy access to both north and south coastal resorts such as Penzance and St Ives etc.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Two steps with outside courtesy light ascend to a part glazed composite door with double glazed windows on either side opening onto the:-

**ENTRANCE HALL (L-SHAPED)** Built-in understairs storage cupboard, turning staircase to the first floor, underfloor heating, inset ceiling downlighters. Pedestrian door to garage. Doors off to:-



**BEDROOM 2 – 12'7" x 11'6"**  
 Wood effect flooring, window overlooking the front garden, bedside wall light points, inset ceiling downlighters, television aerial point.



**BEDROOM 3 – 12'4" x 11'4"** Wood effect flooring, wall mounted bedside lights, inset ceiling downlighters, two double glazed windows overlooking fields to the rear, TV aerial point.





**BEDROOM 4 / FAMILY ROOM – 15' x 11'8"** (currently semi open-plan to the entrance hall but could be enclosed if required) vinyl flooring throughout, double glazed door to the side garden, further double glazed sliding patio door and adjacent window to side garden, two double glazed windows overlooking fields to the rear, inset ceiling downlighters, built-in storage cupboard. Door to:-



**BATHROOM** White suite comprising a corner shower cubicle with shower and chromium fittings, panel enclosed bath with chromium mixer tap and panelled splashback. Low level wc, pedestal wash hand basin with panelled splashback and mirror, light and electric shaver point above. Opaque double glazed window, matt black ladder radiator/towel rail, vinyl flooring, inset ceiling downlighters, extractor fan.



From the entrance hall a turning staircase with wooden handrail, newel post and banisters ascends to a:-

**HALF LANDING STUDY AREA** Double glazed window overlooking fields to the rear, telephone points. Further flight of stairs to:-

**FIRST FLOOR GALLERIED LANDING** Loft hatch access, doors off to:-

**CLOAKROOM** White suite comprising a low level wc, wash hand basin set on a vanity cabinet with cupboard beneath and wall splashback. Opaque double glazed window, extractor fan.

## **KITCHEN / DINING ROOM**





**KITCHEN AREA – 14' x 11'7"** The kitchen is well fitted with a range of gloss grey cabinets comprising base level cupboards and drawers with further matching wall cupboards and surrounding wood effect worktop surfaces and upstands, inset black composite sink unit with chromium mixer tap. Leisure Cuisine Master cooking range with five ring ceramic hob, two ovens and a grill and filter hood above with black glass splashback. Integrated fridge, separate freezer and dishwasher. Grey wood effect flooring, double glazed windows to the front, inset ceiling downlighters.



**DINING AREA – 11'7" x 8'8" narrowing to 8'4"** A lovely dual aspect room, open-plan to the kitchen, with one side taken up with a run of fitted gloss grey cabinets to match the kitchen comprising base level cupboards and drawers and further matching wall cupboards, wood effect worktop surfaces and upstands. Grey wood effect flooring, double glazed sliding patio door and adjacent window opening onto first floor balcony. Further double glazed window to the side, inset ceiling downlighters.

**BALCONY – 12'6" x 11'6"** Glass safety panels, stainless steel stanchions and handrails. From the balcony there are incredible far reaching panoramic views over fields and countryside with outside courtesy lighting.

**SITTING ROOM – 13'7" x 12'4"** Dual aspect with a double glazed sliding patio door and adjacent window opening onto the balcony shared with the kitchen/dining room. Two further double glazed windows provide panoramic views over open fields and countryside, wood effect flooring, two wall lights point, TV and satellite aerial points.



**BEDROOM 1 – 13'6" x 11'7"** Double glazed sliding patio door and adjacent window opening onto a first floor balcony with glazed safety panels, stainless steel stanchions and handrails. This sliding door and window enjoy far reaching views over countryside and fields, two bedside wall light points. Doorway to walk-in wardrobe area with shelving down one side, opaque double glazed window at the end and a ceiling light point.

**EN-SUITE SHOWER ROOM** Double sized shower cubicle with panelled wall surrounds, fitted shower with chromium fittings, low level wc with concealed cistern, wash hand basin set in a vanity surround with cupboards beneath and toiletry shelving to the sides, matt black ladder towel rail/radiator, opaque double glazed window, wood effect flooring, extractor fan. Large wall mounted mirror with toiletry shelf beneath and inset lighting.





### OUTSIDE

The house is approached from the road via an electrically gated access beyond which is an asphalted driveway with gravelled surround closer to the house, providing plenty of room for off-road parking and turning numerous vehicles. The driveway also provides access to the **INTEGRAL GARAGE – 18' x 13'** Remote controlled roller shutter door to the front, double glazed window and part double glazed door to the side providing natural light to the interior, electric light and power points, wall mounted electric consumer circuit breaker board. Door to:-

**UTILITY ROOM – 13' x 5'** Base level cupboards, matching wall cupboard and a run of roll edged laminated worktop surface with a single drainer stainless steel sink unit and chromium mixer tap. Undercounter space for washing machine. In one corner is a Samsung hot water tank with immersion facility, electronic timing and programming controls with further control box for the solar panels on the roof. Wood effect flooring, double glazed windows to the side.

From the driveway a concrete path leads up the right hand side of the house accessing an electric meter box set into the flanking wall of the house and the air source heat pump. To the left, a path accesses a concreted patio area in two sections adjacent to the doors into the family room/bedroom 4. Beyond this a step leads up to an area of lawn surrounded by wooden fencing and high hedging providing good privacy. A concrete path leads across the back of the house.







### **GENERAL INFORMATION**

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR9 6EL.

**SERVICES** Mains water, mains electric, private drainage, air source heat pump heating and hot water plus an array of 11 photovoltaic panels on the roof providing cheaper electricity and hot water on a switching system.

**COUNCIL TAX BAND** E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Truro, follow the A30 northwards towards Bodmin coming off at the Roche interchange by the services, proceed down a slip road to a roundabout at which turn right crossing back across the A30 and at the next roundabout take the second exit following the signs to Victoria and St Columb. Proceed through Victoria over the brow of the hill and near the start of a long straight, (before a railway bridge over the road), turn right towards Tregonetha on the B3274. Follow this country lane into the village and as you enter the village there will be an area of green on your right hand side, park in this area and then walk further along the lane where Meadow View will be found on the left hand side.

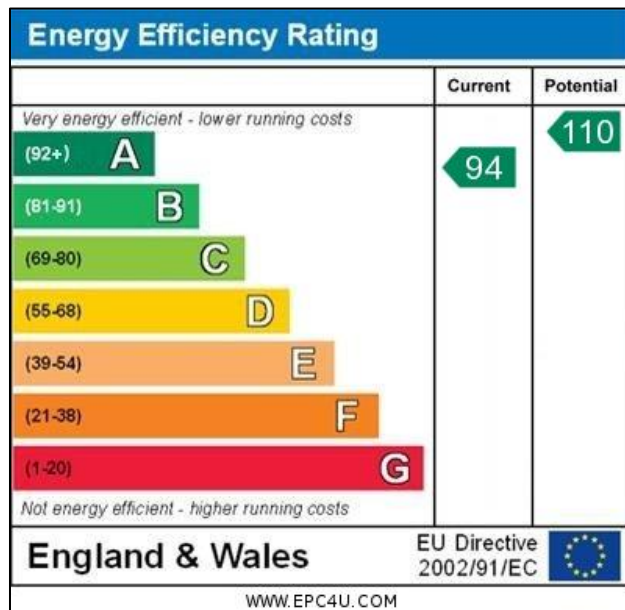


**AGENT’S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



Not to scale – for identification purposes only.

### Meadow View, Tregonetha, St. Columb, TR9

Approximate Area = 1552 sq ft / 144.1 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 1867 sq ft / 173.4 sq m

For identification only - Not to scale

