



STAGS

Treyarnon House



Treyarnon House

19 Southpark Road, Tywardreath, Par, PL24 2PU

Fowey 4 miles Lostwithiel 4 miles

- Superb Versatile Family Home
- Kitchen Breakfast Room
- Utility Room
- 4 Reception Rooms
- 4/5 Bedrooms
- Three Bathrooms
- Gardens and Parking

Guide price £525,000

SITUATION

Treyarnon House is situated in the heart of this historic village of Tywardreath. The village offers local shops which include a convenience store, hairdressers, highly renowned butchers and a local pub and bistro.

Translated, the village name derives from the Cornish "House on the Strand" and is featured in the classic novel written by Daphne du Maurier. The village has its own primary school and a regular bus service to Fowey and St Austell whilst there is a mainline train station at Par with excellent connections from Penzance to London Paddington.

There are many attractive local walks nearby including the Cornish coastal path, the Saints Way and the world famous Eden Project is just three miles away. The property is perfectly positioned to access the picturesque south Cornish coastline and lies equidistant to the Stannary town of Lostwithiel and the popular sailing waters of Fowey about three miles away which in the summer months is a haven for sailors.



An opportunity to purchase an individually designed, beautifully presented family home in this popular village.





DESCRIPTION

Treyarnon House is an impressive individually designed detached family home sitting within delightful large gardens. This beautifully presented property boasts a wealth of character and period features to include original fire places, stripped wood floors, window seats, picture rails and art deco staircase.

The property is approached through a solid oak door with stained glass panel into an entrance vestibule and on into an impressive reception hall that leads into the delightful sun room overlooking the rear garden. The sitting room has a large curved bay window with window seats and cast iron fire place with open grate. The dual aspect dining room with open fire place leads to the hobby room/bedroom 5 that benefits from en-suite shower room with potential for an independent annexe. The kitchen/ breakfast room has a range of cabinets and storage dresser with a Belfast sink, breakfast island, walk in pantry and Aga. The utility room leads to the rear lobby and WC. On the first floor there are four spacious bedrooms (one en-suite) a family bathroom and separate WC.

OUTSIDE

The property is accessed through granite gate posts over a sweeping driveway with parking for several vehicles. The front garden is bordered by mature trees and shrubs with a large lawn area. To the rear of the property there is a further lawn with fruit trees and an impressive double decked sun terrace with pergola and established wisteria.

SERVICES

All mains services connected. Gas fired central heating.

DIRECTIONS

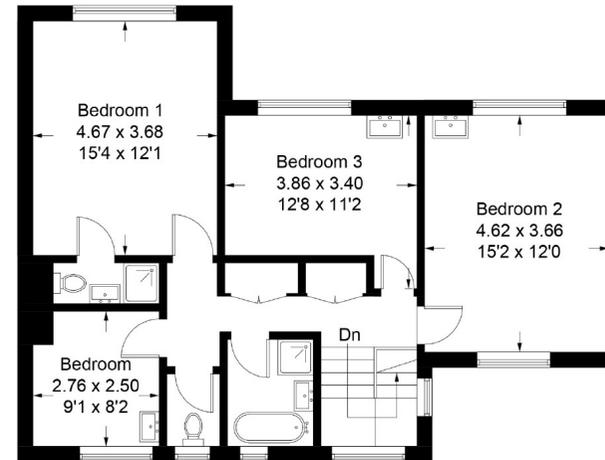
Take the A390 from St Austell proceed to the village of Tywardreath at the T junction turn left. Pass the school on the right hand side. The property will be found on the left hand side.



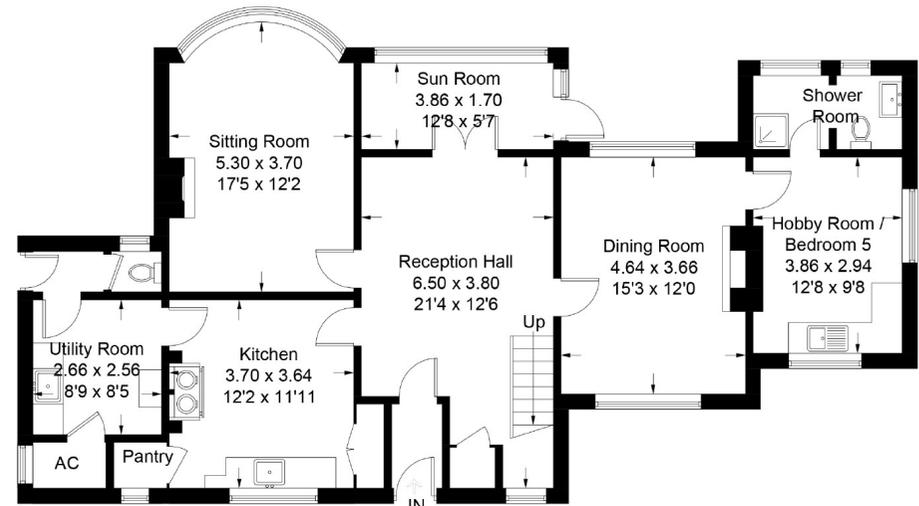


These particulars are a guide only and should not be relied upon for any purpose.

Approximate Gross Internal Area = 186.3 sq m / 2005 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID413928)



Stags

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Energy Efficiency Rating		Current	Potential
Less energy-efficient - lower running costs			
20-40%	A		
12-19%	B		
8-11%	C		
4-7%	D		
1-3%	E		
0-1%	F		
0%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71