



Trevone
St Teath



Jackie Stanley
ESTATE AGENTS



- **Beautifully Refurbished & Extended Period Home**
- **Three Bedrooms with Master En-Suite Shower Room**
- **Super Modern & Stylish Kitchen with Integrated Appliances**
- **Tastefully Decorated with a Seaside Feel**
- **Gorgeous Lounge with High Ceiling & Wood Burning Stove**
- **Private Lawned Rear Garden & Stone Outbuilding**
- **Driveway Parking with Additional Space to the Rear**
- **Located within a Short Walk of the Village Amenities**

Trevone is a handsome three bedroom period property which has undergone a complete top down renovation in recent years to create a home of style and panache, sympathetically retaining features of the period combined with a contemporary edge. The property benefits from an enclosed rear garden and off road parking, situated in a quiet location close to the centre of the pretty sought after village of St Teath.

With a large two storey extension to the rear, noteworthy features include a beautiful modern kitchen/dining room with a range of integrated appliances, high ceilings and

wood burning stove in the lounge, slate and wooden floors, a stylish master en-suite shower room, custom made shutters and UPVC double glazed windows and doors. Trevone is presented to a very high standard, tastefully decorated in a soft neutral pallet with a 'seaside' feel throughout and we at Jackie Stanley would highly recommend an internal viewing to really appreciate the quality on offer.

Trevone is approached from Fore Street over a private gravelled driveway with parking for two vehicles. There is an entrance porch with original slate floor prior to the inner hallway. A slate floor runs the length of the hallway with stairs rising to the first floor, an understairs storage cupboard, door to the lounge and open to the kitchen. The lounge stands at approximately 23 feet in length with a lovely high ceiling and an abundance of natural light from the front aspect sliding sash window. Sofas and occasion furniture are focused around the recessed wood burning stove, natural stone fireplace and slate hearth. To the far end is a range of built in storage cupboards with additional overhead cupboards and open access to the kitchen/dining room.

Within the kitchen can be found a contemporary range of soft close floor and wall cabinets and drawers, fully integrated with an electric oven and ceramic hob with glass splashback and stainless steel extractor, a dishwasher, washing machine and tall fridge/freezer. The base cabinets are topped with a contrasting rolled edge work surface and ceramic splashback tiles with undercounter lighting. There is a water purifying system incorporated into the 1.5 bowl stainless steel sink and the work surface continues round to create a breakfast bar that divides the kitchen and dining room. French doors step from the dining room out to the garden at the rear of the property with a window and additional door to the side aspect. A wood floor contrasts to the slate floor in the kitchen and elegant French door shutters divide the dining room from the lounge.

Trevone, St Teath, PL30 3JA
£450,000 guide



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On ascending to the first floor half landing and then the full landing, you will be immediately struck by the amount of natural light flooding in from the large and cleverly incorporated roof window above the stairs. Oak doors with attractive stainless steel door furniture open to the three bedrooms, bathroom and airing cupboard with a loft hatch to the boarded attic space. The master bedroom is a superb size with room enough for a large double bed and occasion furniture. A built in wardrobe provides great storage space and super views can be enjoyed to the rear aspect. Cleverly incorporated is the en-suite shower room, tastefully finished with a tiled shower enclosure and crisp white sanitary ware. The second and third bedrooms both sit to the front of the house with sliding sash windows and custom fitted shutters. Lastly, the family bathroom. This is again tastefully finished and fitted with a tiled shower enclosure and thermostatic shower, a panelled bath, a heated towel rail and crisp white sanitary ware.

Moving outside to the rear of the property, the garden is mainly laid to lawn and fully enclosed with fenced boundaries and fencing to conceal the oil tank. A gate down the side of the house leads to the front driveway. To one side of the garden is an attractive outbuilding, stone built with a slate roof and home to a cloakroom, boiler room and even a log store. To the very rear of the garden is gated access to an additional parking area for approximately three vehicles. This parking area is not owned by Trevone and is instead by arrangement with a neighbouring property with a fee of approximately £50 per annum payable. Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating D. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

St Teath is a pretty Cornish village notable for its excellent community and good range of local facilities including independent shops, a Primary School, Parish Church and the White Hart Pub renowned for its good food and hospitality. It is located approximately five miles from the North Cornish coast with the nearest beach being at Trebarwith Strand and close to Tintagel famous for its connections with the legendary King Arthur. Within a couple of miles is the historic picturesque fishing village of Port Isaac, well known for its role in the TV programme 'Doc Martin' as the fictional town of 'Portwenn'. It offers many breathtaking walks across the dramatic coastline of North Cornwall as well as its own beach and harbour. The larger market town of Wadebridge is only eight miles distant and offers a diverse and extensive range of shopping and recreational facilities including supermarkets, independent shops, a cinema, leisure centre and well regarded schools.

To find Trevone, from Wadebridge take the A39 towards Camelford. At Knightsmill turn left and follow the road into the village of St. Teath. On entering the village. Trevone can be found along on the right hand side approximately 150 yards before the village shop. The postcode for satellite navigation is PL30 3JA. What3words: sped.waters.managers

