



Trenoweth

Probus

Trenoweth, 8 Ridgeway, Probus, Truro, TR2 4JY

Trenoweth is an individual, versatile and spacious detached family home located in a traffic-free position on the edge of the village. With extensive and well-presented accommodation over three floors, including a self-contained guest apartment, this surprising and unique home enjoys far-reaching countryside views from the living areas and master bedroom suite.

Distances

Trewithen Gardens – 2.4; Truro (mainline rail) – 6.5; Portloe – 7.6; Veryan – 7.8; Lost Gardens of Heligan – 7.5; Royal Cornwall Hospital (Treliske) – 8.6; St Austell – 9; Pendower and Carne beach – 9.1; Caerhays beach – 9.6; Mevagissey – 9.6; Porthcurnick beach – 10.4; Portscatho – 11.1; Eden Project – 12.9; St Mawes – 13.9; Cornwall Airport (Newquay) – 14.8;

(All distances are approximate and in miles)

The location

Probus has a thriving community and offers an excellent range of day-to-day amenities including a parish church, GP, public house, primary school, farm shop, post office, village hall, and restaurants.

The nearby Roseland peninsula is bordered by the Fal Estuary to the west and St Austell Bay to the east. The area has been designated part of Cornwall's Area of Outstanding Natural Beauty for the quality of its landscape, unspoilt beauty and coastal scenery. In fact, it was one of Cornwall's only areas not to have been mined.

Explore the stunning scenery & secluded coves and walk-through wooded countryside and across scenic cliffs. Take a ferry from St Mawes to Falmouth, explore St Mawes Castle or hire a kayak and explore the Percuil River and creeks.

There are many beautiful beaches on the Roseland Peninsula, great for swimming, sunbathing, rock pooling and water sports. For a secluded spot, try Caerhays; for plenty of space try the sandy beaches of Carne and Pendower; for rock pooling try Portholland or Portscatho.

Some of Cornwall's best hotels and restaurants are located on the Roseland, including The Rosevine, Driftwood, Lugger and the more rustic Hidden Hut.





The property

- Detached family home with over 3,200 sqf of accommodation
- Extremely versatile accommodation over three floors, easily divisible into main dwelling and a separate apartment perfect for a relative or extra income
- Solid oak and glass staircase
- Spacious open-plan living area with large picture windows and French doors to the extensive, great for entertaining
- Modern kitchen with central island and breakfast bar. Two ovens, wine cooler, Aga extractor hood, Bosch washing machine, dishwasher and LG fridge/freezer
- Three double bedrooms and shower room / WC
- Top floor sitting room forming a substantial part of the master bedroom suite. Far reaching views and great natural light
- Master bedroom with far-reaching views, fitted wardrobes and en suite shower room
- Separate WC
- Self-contained garden level apartment with its own access, a kitchen, shower room, bedrooms or and living room
- Recently refitted utility room
- Large cellar / store area with light and power.
- Integral double garage with light and power. Electric door



The garden and parking

- Low maintenance rear garden with a good degree of privacy
- Southwest facing balcony with wonderful far reaching countryside views
- Generous and level artificial lawned area
- Steps lead to a large deck providing further sitting out and entertaining space
- Gated access to the side of the property
- Long private driveway leading to the double garage
- Parking for several cars



Directions

Proceed into Probus square and turn right into Wagg Lane (between the church and the farm shop). Ridgeway is the second entrance on the left-hand side. Proceed to the end of Ridgeway and Trenoweth is located on the right.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Mains gas central heating. Council Tax: D Broadband – Superfast Fibre is available in the postcode.

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Main House = 3293 sq ft / 305.9 sq m

Garage = 281 sq ft / 26.1 sq m

Store = 99 sq ft / 9.1 sq m

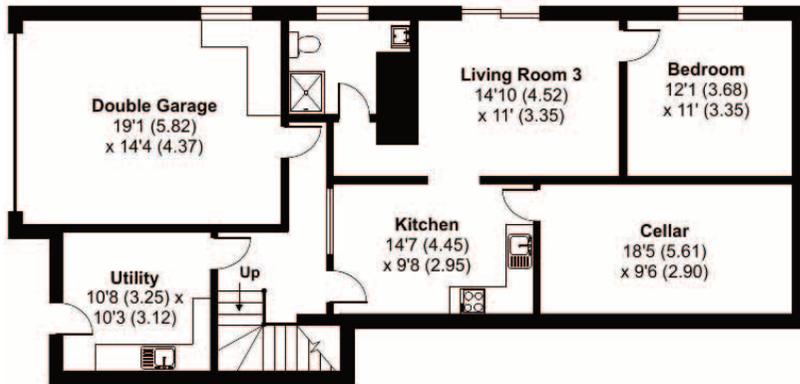
Total = 3673 sq ft / 341.2 sq m (includes garage)

Limited Use Area(s) = 62 sq ft / 5.7 sq m

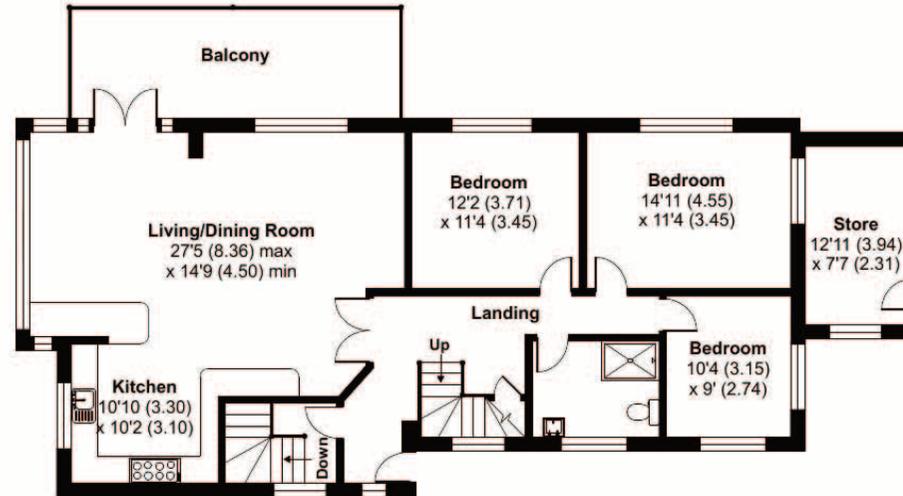
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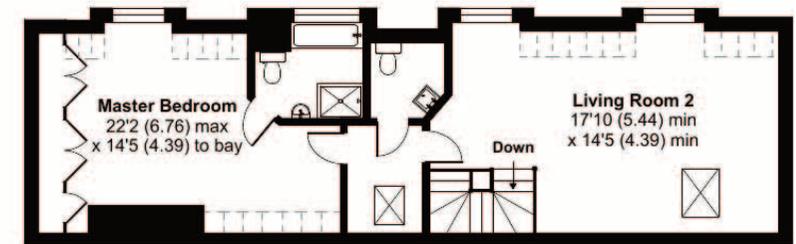
Denotes restricted head height



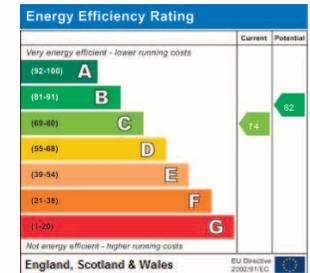
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Shore Partnership Limited. REF: 889988

FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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