



Upton Rise

Tregavethan, near Truro



Upton Rise

Tregavethan, Truro TR4 9ES

This high quality, individual and recently completed energy-efficient contemporary home is beautifully designed and finished to exacting standards. Enjoying a rural position and a countryside outlook, along with low maintenance professionally landscaped gardens and Shepherd's Hut, this exceptional modern home provides a quiet and tranquil lifestyle within easy reach of Truro and the north coast.





The location

Upton Rise enjoys a rural position within the hamlet of Tregavethan, providing a peaceful and idyllic setting within easy access of Truro and the spectacular north Cornish coast.

Just down the lane is Penrose Water Gardens with its recently opened café and Shortlanesend is within half a mile providing a village hall, convenience store, primary school and local pub, The Old Plough.

Many beautiful country walks and footpaths are literally on the doorstep. The rugged north coast, renowned for its beautiful beaches and breathtaking landscapes, is easily accessed at nearby St Agnes. Perranporth and Porthtowan.

Truro is just two miles away and offers an extensive range of amenities, services and cultural attractions including the cathedral and Hall For Cornwall, well-regarded private and public schools and colleges, and of course the mainline railway connection to London Paddington.

The improved A30 is also within two miles of the property and provides excellent connections further west or out of county. Cornwall Airport (Newquay) is just 18 miles away with a range of domestic and international flights on offer throughout the year.

Upton Rise provides the perfect blend of new build design and efficiency within a rural yet convenient location creating a unique and exceptional home within the heart of south Cornwall.

The property

- Contemporary and stylish
- Thoughtfully designed and finished to an exacting standard
- Efficiency and renewables: solar panels, battery, air source heat pump, underfloor heating with separate room thermostats throughout and high levels of insulation
- Completed in 2023
- Entrance hall benefitting from two lantern skylights providing an abundance of natural light
- Magnificent triple aspect open-plan living room with impressive beamed and vaulted ceiling incorporating:
 - Kitchen area with framed units, Lusso boiling and filtered water tap and stainless steel double sink. AEG dishwasher. Large Island with AEG oven, Dekton worktops and vented induction hob, full length breakfast bar.
 - Double aspect full width sitting area with central woodburner (Charlton & Jenrick) centrally positioned within wall to wall glazing.
 - Dining area with glazed door opening to the landscaped gardens
- Country house style boot room / utility with bespoke fitted bench and cupboards
- Plant room
- Stylish and beautifully appointed main bathroom with walk-in shower
- Master bedroom with vaulted ceiling, door to the south facing terrace and boutique en suite shower room
- Two further bedrooms, both enjoying views and access to the terrace

Shepherd's Hut

- Designed and hand crafted by Pumphrey & Weston
- Positioned within the garden to enjoy the countryside views
- Raised double bed, kitchenette area with sink
- Separate shower room / WC





Outside

- Brick paved entrance leading to a spacious gravelled parking area
- Enclosed landscaped rear gardens featuring a large south-facing terrace enjoying the fine countryside views. The garden is thoughtfully designed with gravelled paths, mature borders and a well-stocked flower bed.

Distances

Shortlanesend – 0.5; Truro – 2; Idless Woods – 2; Callestick – 5; St Agnes – 6; Perranporth – 6.5; Newquay – 9.5; Falmouth – 12.5; Cornwall Airport (Newquay) – 17.8
(All distances are approximate and in miles)

Services, tenure and general information

Freehold. Mains electricity and water. Private drainage (new in 2022). Air source heat pump, underfloor heating with seperate room thermostats. Solar panels.
Cat 6 cabling to main room, 1 bedroom, plant room and Sheperd's Hut. Broadband: Superfast broadband available (Openreach).
Council Tax band: TBC (awaiting band from Cornwall Council)

What3Words [////aviation.gifts.overheard](https://www.what3words.com/aviation.gifts.overheard)

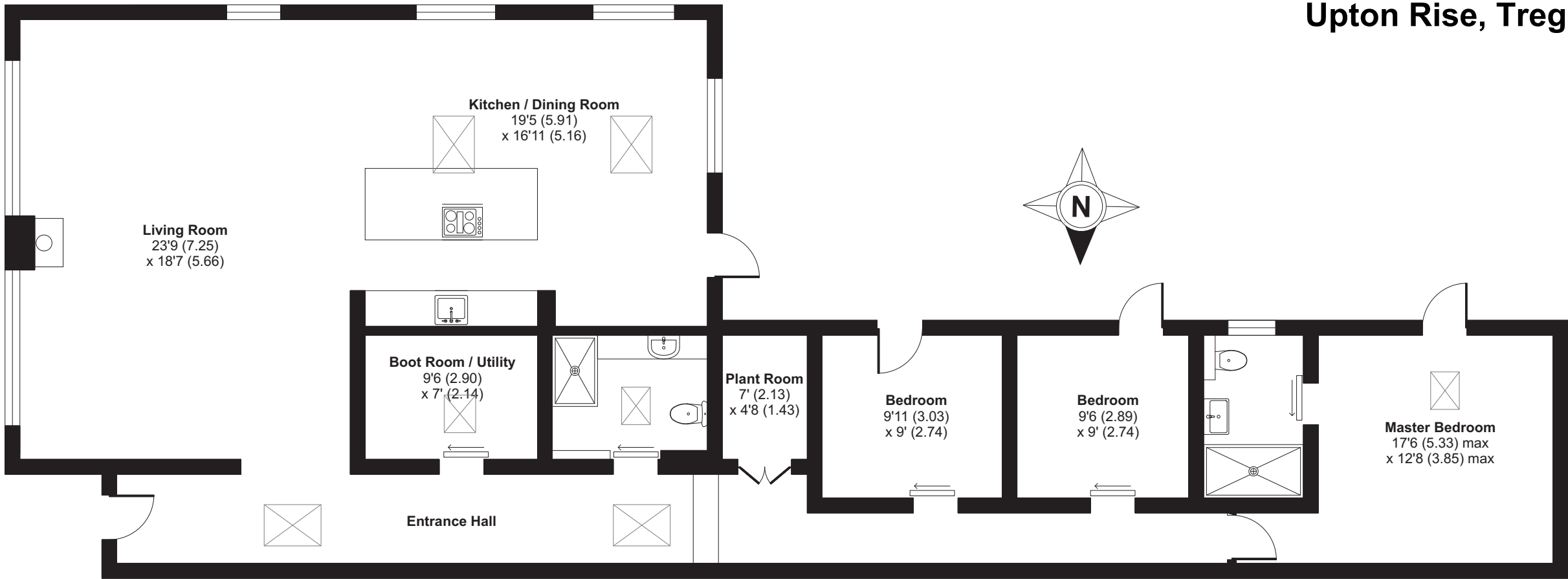
Directions

Proceeding out of Truro towards Shortlanesend (B3284), upon entering the village take the first left into School Hill. After 750 yards, take the right hand turning as the road forks at the bottom of the hill. Continue along the lane and past Penrose Water Gardens, following the sharp right-hand bend. The driveway to Upton Rise is the second on the left.




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Main House = 1697 sq ft / 157.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Shore Partnership Limited. REF: 1190729



FIXTURES & 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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