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11 Trerice Holdings, Newquay TR8 4PH

£637,000

A GORGEOUS, FLAWLESSLY PRESENTED FAMILY HOME COMBINING THE BEST OF MODERN DAY LIVING WITH MANY ORIGINAL FEATURES OOZING CHARM AND CHARACTER, WITH EXCEPTIONAL GARDENS THAT HUG THE PROPERTY ON THREE SIDES AND A LARGE DETACHED GARAGE WITH ANCILLARY ACCOMMODATION ABOVE, LOCATED IN THE PEACEFUL HAMLET OF TRERICE CLOSE TO NEWQUAY.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- CHARMING FAMILY HOME OOZING CHARACTER
- PEACEFUL LOCATION WITHIN THE HAMLET OF TRERICE
- JUST A SHORT DRIVE TO THE STUNNING NORTH CORNISH COAST
- LARGE DETACHED GARAGE WITH ANCILLARY ACCOMMODATION ABOVE
- GENEROUS, WELL KEPT GARDENS
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- OIL CH
- LOG BURNER AND OPEN FIRE
- FLAWLESSLY PRESENTED
- OUTDOOR HOT AND COLD SHOWER

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DESCRIPTION:

Welcome to Number Eleven Trerice Holdings, a fine example of a semi-detached family home built in the early 1900s set in generous gardens surrounded by beautiful countryside within the hamlet of Trerice this property offers everything a modern family could wish for and is every inch as charming as the hamlet itself. The landscape surrounding Trerice comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

The historic hamlet of Trerice is best known for being the home of Trerice Manor, a beautiful National Trust Elizabethan Manor House with beautiful gardens. The nearest village of St Newlyn East offers a good range of day to day amenities including a corner shop, a butchers a Primary School and the Pheasant Inn. Trerice lies approximately four miles south east of the vibrant town of Newquay which offers a wide and varied range of shops, cafes and bars, not to mention some of the most stunning beaches and coastline on the north Cornish coast. The Cathedral City of Truro is around twelve miles away and offers a more comprehensive range of facilities.

The current owners have created a home presented to the highest standard whilst retaining many of the charming period features you would expect from a property of this age. It blends contemporary living with its historic features seamlessly. Over the years, they have extended the property, replaced the windows and created very useful ancillary accommodation above the garage.

An entrance porch with plenty of space for wellies and coats guides you into the dining room which has a beautiful working open fire place and enough space to accommodate a huge dining table. On the other side, the living room is equally as impressive with a 'Contura' log burner and dual aspect windows to the front and bi-fold doors opening into the rear garden.

The rear hallway which has stairs to the first floor and some useful storage gives access to the kitchen offering a good range of cream shaker style units with space for a dishwasher, fridge freezer and range style oven. Also on the ground floor there's a beautifully tiled bathroom with a bath and shower over. The entire ground floor has engineered oak flooring, perfect for those muddy paws!

A spacious galleried landing gives access to three bedrooms, all enjoying far reaching rural views. All three bedrooms are a good size and decorated to a high standard with modern tones. The shower room on the first floor wouldn't look out of place in a spa hotel with an exposed brick wall and gorgeous tiling there's a double shower, wc and wash basin.

This property has oil central heating and a septic tank shared only with the direct neighbour.

Externally, there's ample driveway parking for up to six cars. The gardens hug this property on three sides, laid mainly to lawn with a decked area off from the lounge, there's ample space to play, kick a football, entertain or simply relax in the sun. At the rear, you will find a wood store, two sheds, a hot and cold outdoor shower and an outdoor utility room with lots of useful storage ideal for garden cushions and plumbing for a washing machine.

The one and a half size garage has power and enough space for a large car and storage for bikes, surfboards etc. Above the garage, you will find some useful ancillary accommodation which is insulated and immaculately presented with a kitchenette and small lounge area, a double bedroom and a shower room. This would be ideal for families with older relatives or teenagers looking for their own space.

In summary, Eleven Trerice Holdings really does represent the very best of modern day living yet retains many charming original features. With such brilliant living space, beautiful original features and a large, peaceful garden within such a sought-after hamlet, it ticks many boxes!

Porch
2.18m x 1.52m (7'2 x 5'0)

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Dining Room
5.89m x 3.56m (19'4 x 11'8)

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Lounge
4.90m x 3.96m (16'1 x 13'0)

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Bathroom
1.98m x 1.65m (6'6 x 5'5)

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Kitchen
3.52 x 2.49 (11'6" x 8'2")

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Bedroom 1
3.58m x 3.15m (11'9 x 10'4)

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Bedroom 2
3.66m x 2.54m (12'0 x 8'4)

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Bedroom 3
2.59m x 2.54m (8'6 x 8'4)

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Bathroom
1.57m x 1.42m (5'2 x 4'8)

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Annexe Lounge Kitchen Diner
3.84m x 3.43m (12'7 x 11'3)

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Annexe Bedroom
3.35m x 2.92m (11'0 x 9'7)

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Annexe Shower Room
1.55m x 0.99m (5'1 x 3'3)

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Garage
6.32m x 4.72m (20'9 x 15'6)

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Outdoor Utility
2.87m x 2.06m (9'5 x 6'9)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		47	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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