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CAMEL

COASTAL & COUNTRY



Trungle House, Tregea Hill

Portreath, TR16 4PQ

Guide Price £850,000

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The Property
Occupying an elevated position on Tregea Hill, Trungle House is a substantial detached six-bedroom property enjoying far-reaching views across Portreath, its sandy beach and the surrounding coastline. The property offers spacious accommodation arranged over two floors, together with generous outside space and off-road parking.

The ground floor comprises an entrance lobby leading into a large open-plan living and dining room, with a central fireplace and picture windows taking in the coastal views. This leads through to a further sitting room, while the kitchen is positioned to the rear alongside a utility room and family bathroom. There is also a sixth bedroom, which could equally be used as a home office, together with a particularly useful laundry room and separate storage space for bikes, surfboards and wetsuits.

Upstairs, the principal bedroom enjoys the best of the views, with fitted wardrobes, a sitting or dressing area and French doors opening onto a private balcony overlooking the coastline. Four further bedrooms, comprising three doubles and a single, are served by a family shower room.

Outside, the property sits within a generous plot with gardens to the front, a driveway providing off-road parking and additional land to the side.

An important feature of the property is the approved planning permission for the demolition of the existing house and construction of two new dwellings, both designed to make the most of the elevated position and sea views. This offers an interesting opportunity for developers, self-builders or buyers looking for a substantial coastal project. Or just those looking for a large family, coastal home.

Portreath is a popular north coast village with a sandy beach, historic harbour, local shops, pubs and cafés, together with access to the South West Coast Path. Redruth and the A30 are within easy reach, providing access to the wider road network and surrounding towns.

Entrance Lobby
9'5 x 4'7 (2.87m x 1.40m)

Living Room
16'9 x 11'0 (5.11m x 3.35m)

Dining Room
14'2 x 9'8 (4.32m x 2.95m)

Sitting Room/Snug
14'3 x 8'8 (4.34m x 2.64m)

Kitchen
9'8 x 9'7 (2.95m x 2.92m)

Bedroom Six
9'7 x 7'7 (2.92m x 2.31m)

Bathroom
9'8 x 9'1 (2.95m x 2.77m)

Utility Room
9'8 x 7'4 (2.95m x 2.24m)

Laundry Room/Store
24'1 x 6'6 (7.34m x 1.98m)

Landing

Bedroom Five
9'7 x 7'4 (2.92m x 2.24m)

Bathroom
9'7 x 8'11 (2.92m x 2.72m)

Bedroom Four
9'7 x 7'8 (2.92m x 2.34m)

Bedroom Three
9'8 x 9'8 (2.95m x 2.95m)

Bedroom Two
10'11 x 9'8 (3.33m x 2.95m)

Master Bedroom/Dressing Room
21'10 x 10'11 (6.65m x 3.33m)

Gardens
To the front of the property are two decked seating areas, a lawned garden, and a large gravelled section which offers plenty of scope to create a generous lawned garden. To the rear is a small enclosed lawned garden, while the additional space to the side could also be developed into a family garden.

There is a shared accessway to the front of the property, which also serves the neighbouring property.

Parking
There is ample parking to the property on the driveway and room to create further parking or a garage to the left of the home.

Directions
Sat Nav: TR16 4PQ
What3words: ///cherub.pheasants.bedrooms
Google Map Codes: 7P55+WG3 Redruth

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction:
Construction Type: Block & Timber
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: E
EPC: D
Tenure: Freehold
Shared Access: Currently the access and driveway s shared with the neighbouring property.
Planning Permission: PA18/08076 - Planning to erect two dwelling and change the driveway access

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









Road Map



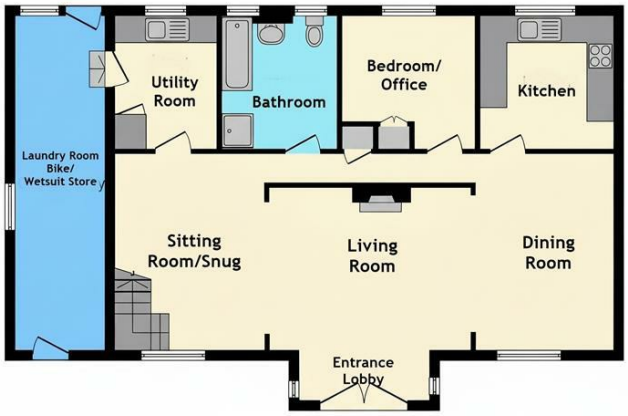
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

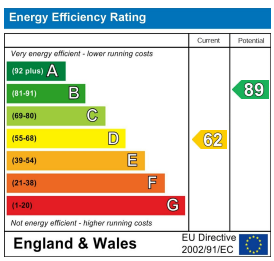


First Floor

Viewing

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk