



Leafoot



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Tomperrow, Threemilestone, Truro, Cornwall,
Truro 5 miles, Falmouth 11 miles, A30 Chiverton Cross 4 miles

A bespoke designed, high specification eco home in a rural setting close to the City.

- Rural Setting Eco Home
- Open Plan Sitting/Dining/ Snug
- Large Kitchen, Utility Room
- Three Bedrooms
- Dressing Room/Bedroom 4
- Two Bathrooms
- Double Garage & Ample Parking,
- Gardens of 0.44 acre

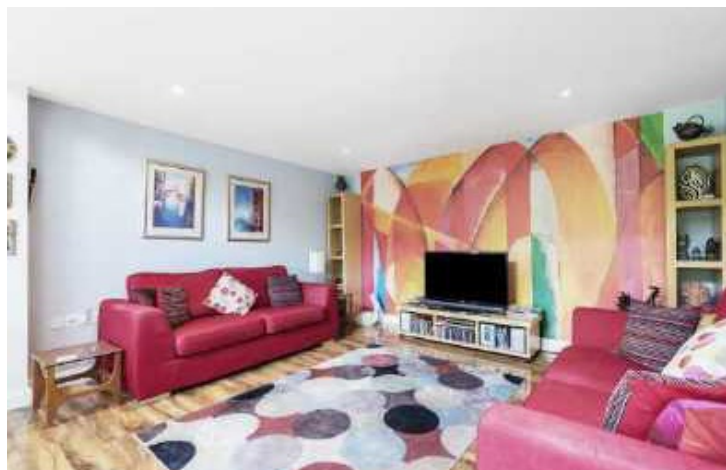
Offers in excess of £550,000

SITUATION

Accessed from a shared private lane over a brick paved driveway standing within its own extensive grounds of approximately 0.44 acre, Leafoot is ideally situated in a rural position within the hamlet of Tomperrow on the fringe of the popular village of Threemilestone just 3.5 miles from Truro. The Cathedral City of Truro is the retail and administrative centre of Cornwall offering some of the finest private schooling in the county. Truro railway station is on the main London Paddington line, whilst a short distance away on the North Coast is Newquay airport offering daily flights to London and several other national and international destinations.

DESCRIPTION

Designed and built in 2012 by local reputable architects and builders to a high specification this bespoke Eco home has been finished with every attention given to detail including air source heat pump, solar thermal panels, underfloor heating and a heat exchange recovery system. The property is entered through a covered porch into the entrance vestibule leading to the inner hallway with a cloakroom and door leading to the double garage with velux roof lights, power, light and two



electronic roller doors. Stairs descend to the lower level into the open plan dual aspect sitting room/cosy snug and dining room with vaulted ceiling and patio doors leading onto the sun deck. The contemporary bespoke kitchen is beautifully appointed with a comprehensive range of solid wood cream high gloss cabinets incorporating a breakfast bar and quartz effect square edge work surfaces. There is a window to the rear and a range of integral appliances including fridge/freezer, dishwasher, double oven, four ring halogen hob with stainless steel extractor fan and glass splash back. A glazed door leads into the utility room with a further range of cabinets, sink, plumbing for washing machine, tumble dryer and a door leading to the side garden. The lower hallway leads to two spacious double bedrooms, a contemporary beautifully appointed family bathroom and the dual aspect master suite with shower room and dressing room/bedroom 4.

OUTSIDE

The property is approached through a wooden five bar gate over a brick paved driveway allowing parking for several vehicles. The extensive beautifully manicured gardens extend to approximately 0.44 acres and are profusely stocked with mature plants, shrubs and trees. Chipped pathways lead through the gardens to the greenhouse and shed areas. The glazed sun deck extends along the rear and side of the property with steps leading down to the lawn garden. A further sun terrace has covered pergola and looks out over the delightful ornamental ponds. There is a plant store and workshop in an undercroft and a further gated entrance with sufficient space to store a boat or caravan.

VIEWINGS

Strictly and only by prior appointment with Stags Truro office on 01872 264488

SERVICES

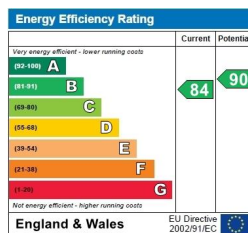
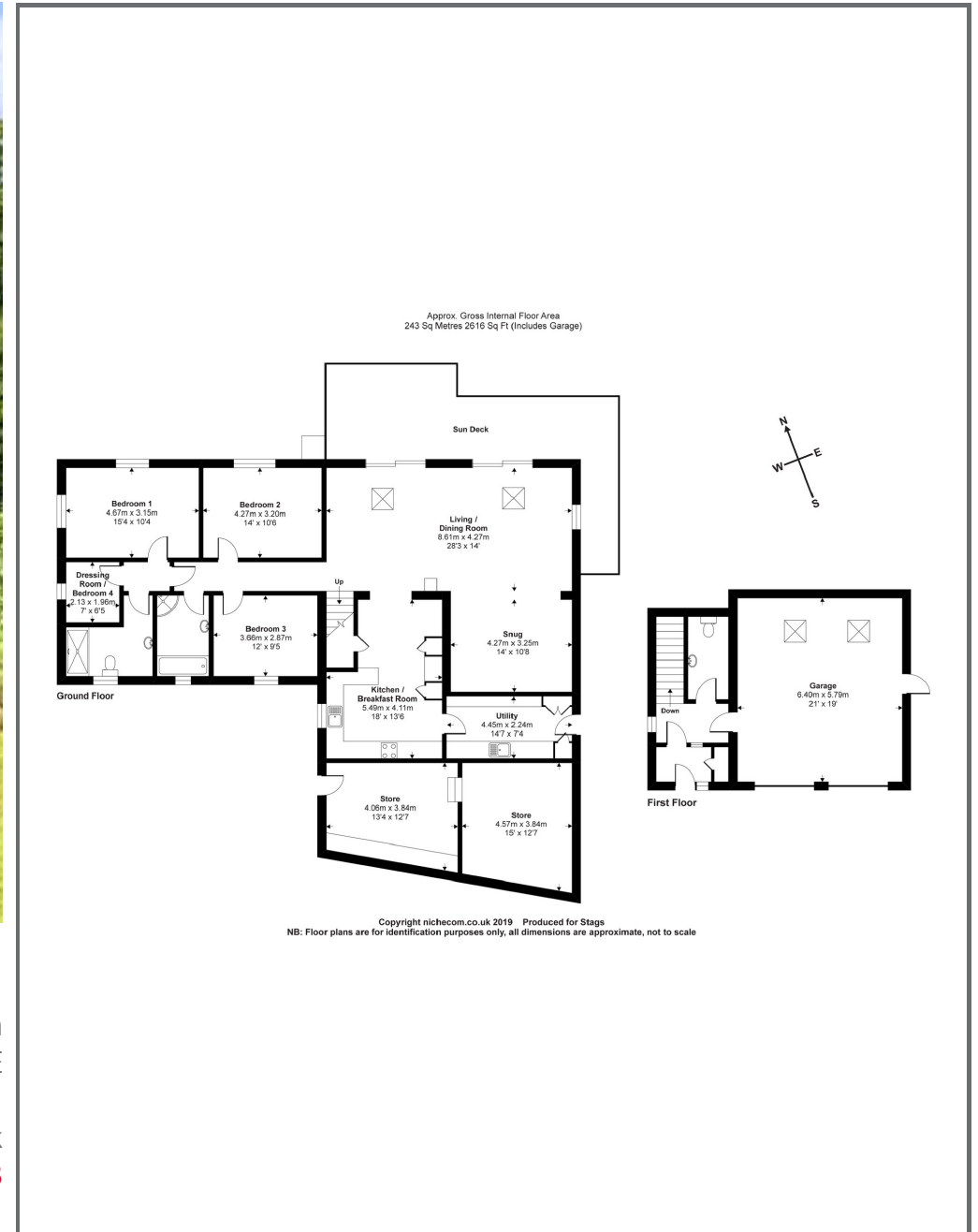
Mains water and electricity. Private Drainage, LPG for wood burner. Underfloor heating.

DIRECTIONS

On entering Threemilestone pass the Co-op Supermarket on the left hand side taking the first exit on the mini roundabout. At the next junction take the last exit and proceed down the hill. Continue along this lane, around the bends and over the railway bridge. Take the lane immediately on the left hand side and Leaffoot is the first property on the right.



These particulars are a guide only and should not be relied upon for any purpose.



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