# Tregray House, Tregajorran

STAGS

# Tregray House,

Carn Brea, Redruth, Cornwall TR15 3YU

Edge Camborne A30(T) 1.5 miles Truro 13 miles

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A wonderfully styled individual residence with private driveway, mature grounds, barn, bar building/mancave and two Shepherd's Huts – total about 2 acres

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- Attractive Driveway
- 4 Reception Rooms
- Galleried Landing
- Stone Barn & Bar Building/Man Cave
- 2 Quality Shepherd's Huts
- Reception Hall
- Kitchen with AGA & Utility Room
- 4 Double Bedrooms & Bathroom
- Gardens & Grounds
- Freehold. Council Tax Band F

## Guide Price £695,000

### SITUATION

Tregray House is well situated in the hamlet of Tregajorran, just outside and near the towns of Camborne and Redruth. Given the property's position, numerous amenities and facilities are readily available within a short distance, including supermarkets, leisure centre, schooling, railway stations, sporting clubs, retailing and junctions onto the A30(T).

### THE HOUSE

The approach to Tregray House is via an impressive cut granite pillared and splayed entrance to a private tree-lined and canopied driveway which leads to multiple car parking areas to the front, side and rear of the house.

On the ground floor, a large covered Entrance Porch opens to an inviting Reception Hall with turning balustrade staircase off to the first floor and double doors to a spacious Living Room with wide granite and brick fireplace with open fire with copper canopy, double aspect and ceiling roses. Opposite is a Dining Room with hatch to Kitchen and also off the Hall is a Study.

The Kitchen includes a matching range of Shaker style base and eye level units with granite worktops to upstands and includes an under-mounted Belfast sink, mains gas fired double oven Aga set in "brick fireplace", tray recess, space and plumbing for dishwasher, integral refrigerator, larder cupboard and part glazed stable style door to outside. Off the Kitchen is a Side Hall with fitted Storage Cupboard, part glazed door to courtyard, quarter pane doors to the front garden and doors off to a well-proportioned Family Room (currently used as a Cinema) with double aspect, corner cupboard, wood effect floor; Shower Room with fully tiled shower, suspended washbasin, wc, small chrome towel radiator; and, Utility Room with range of matching base level cupboards and drawers with wood effect work surfaces over, space and plumbing for washing machine and tumble dryer, fan assisted oven and separate oven and grill with four gas rings and extractor hood over, stainless steel single drainer sink unit with vegetable bowl and shelving.

On the first floor, with exposed timber floor boards and centred around a fine wrap-around Galleried Landing with double doors to Linen Cupboard, is a fine Family Bathroom with wood panelled bath with Victorian style mixer tap shower fitment, tiled shower, pedestal washbasin, wc and chrome wall mounted towel radiator as well as four good Double Bedrooms – the largest of which boasts a Dressing Room within which it is considered there is potential to create an En Suite facility if desired.

## THE COURTYARD, BARN AND BAR BUILDING/MANCAVE

To the rear is an expansive level paved Courtyard with space for multiple vehicles.

Adjacent is a detached part single and two-storey Barn with, at ground floor level, two block Stables/Stores and a Store Room with over and approached via outside granite steps, a vaulted Loft Room with electric panel radiator, and detached timber framed slate and polycarbonate covered recreational Bar Building/Mancave with canvas doors, crazy paved floor and access points, bar, brick pizza oven and wood-burner.

## THE GROUNDS - TOTAL ABOUT 2.04 ACRES

The grounds around Tregray House offer mature lawn areas with deep and professionally landscaped shrub and flower borders providing a real splash of seasonal colour. Beyond the front lawn are a mixture of mature and coniferous and deciduous trees and a wildlife pond. The front garden "wraps around" the side of the house on tiered levels with further deciduous and coniferous trees in the backdrop and granite paved steps connecting to the rear courtyard.

There are two grass paddocks with Tregray House. Firstly a paddock adjacent to the entrance drive and a second further paddock with gate from the courtyard to the rear of the Barn with Cornish hedge and post and rail borders, areas of grazing and a deciduous copse beyond. There is some Japanese knotweed in the lower paddock (accredited programme of eradication in place) which is away from the house towards the edge of the property.

## THE SHEPHERD'S HUTS

Adjacent to the first paddock is an extensive level stone chipped car parking area with access to a pair of well-presented Shepherd's Huts for holiday letting – Bassett and Demelza. Both Huts offer fitted double beds with understorage, a kitchen area with cupboards, drawer and Belfast sink, a folding wall table and shower room with electric showers, wc, chrome heated towel radiator and vanity washbasin. Outside are landscaped areas and both Huts benefit from allocated recreational areas.

There is planning permission in place for 2 further Shepherd's Huts if desired.

## SHEPHERD'S HUTS FIXTURE AND FITTINGS

Please note that the Shepherd's Huts fixtures and fittings are not included in the sale. If desired, such items as projector and screen, mattress, Everhot Stove, pictures and so forth for each of the Shepherd's Huts, and 1 hot tub, are available by way of separate negotiation.

## VIEWING

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

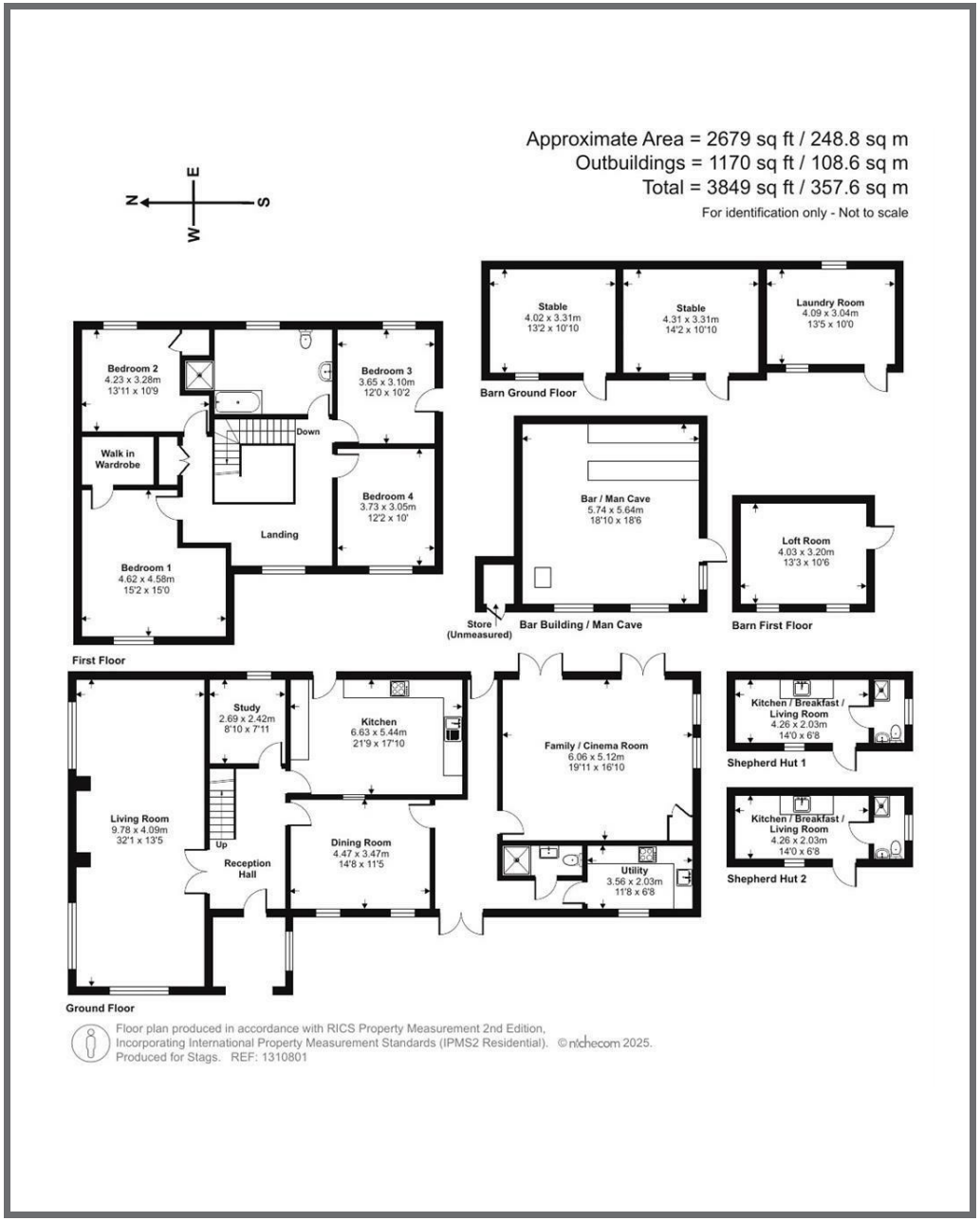
## DIRECTIONS

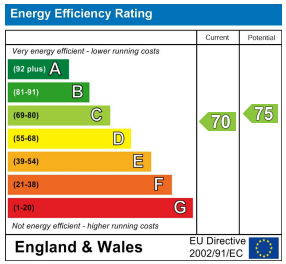
Travelling westbound on the A30(T), exit at Pool and stay in the left-hand lane. At the T-junction, turn left and continue straight through two sets of traffic lights. At the next traffic lights turn right towards Brea and Four Lanes. Drive over the railway, follow the road round to the left and after about 100 yards where the road bears sharply to the right, continue straight on (turn left) towards Tregajorran. Drive for about 200 yards, turn right and the splayed entrance to will be seen on the left after about 100 yards.

## SERVICES

House - Mains water, drainage, electricity and gas connected. Gas fired Aga and central heating. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE and Three limited and 02 and Vodaphone likely inside and EE, Three, 02 and Vodaphone likely outside (Ofcom). Shepherd's Huts – Mains water, electricity and drainage connected. Small boiler for hot water.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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