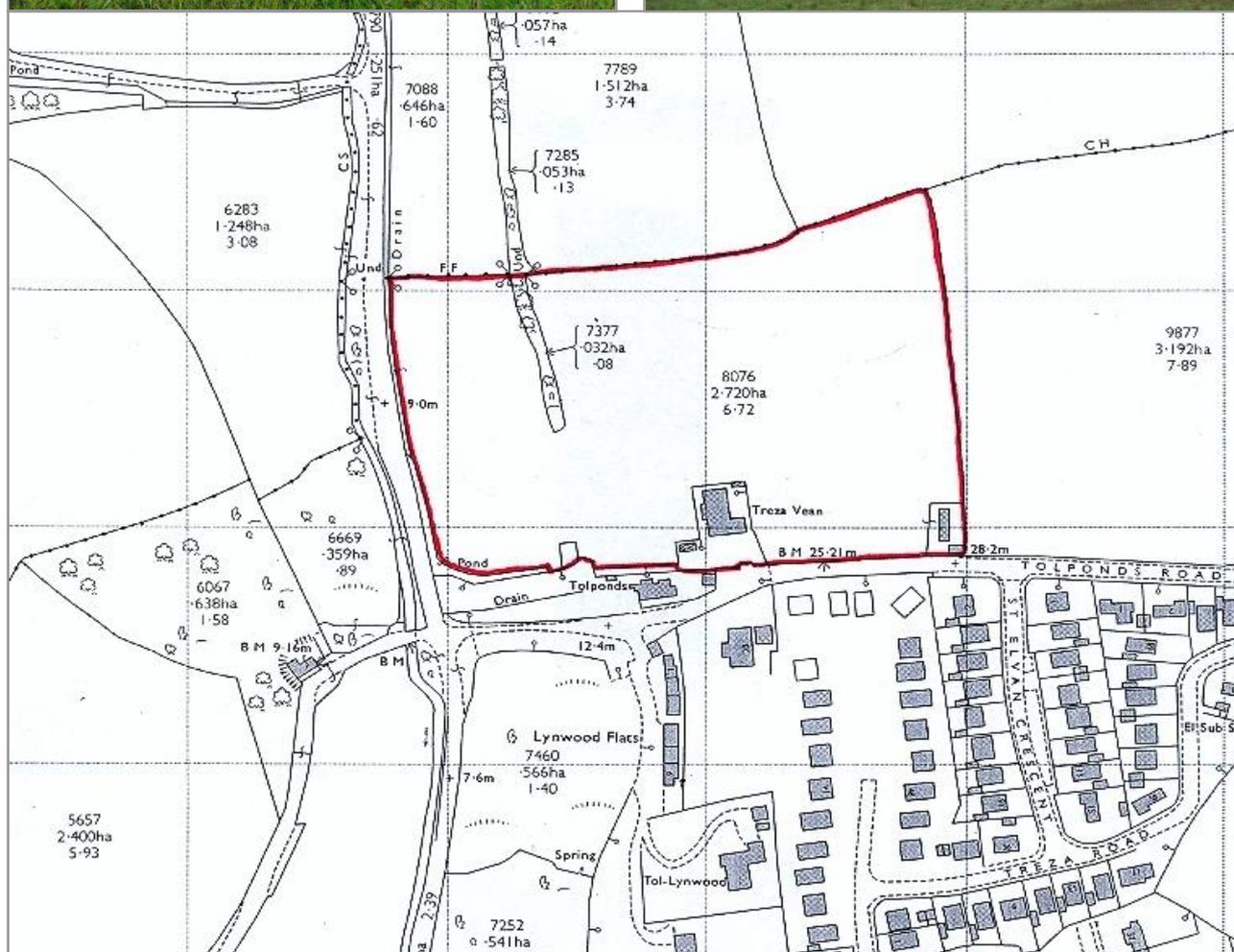


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Treza Vean, Tolponds Rd., Porthleven TR13 9LZ

Spacious detached bungalow enjoying far reaching country views on the edge of Porthleven village, set in all in approximately 7 acres.

Subject to an agricultural occupancy clause.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Treza Vean, Tolponds Rd., Porthleven TR13 9LZ

Treza Vean is a spacious detached bungalow located in an excellent position on the edge of Porthleven village and commands far reaching views to the west over open countryside. The property is surrounded on three sides by its own land which in all extends to approximately 7 acres. The accommodation offers three bedrooms the master bedroom being ensuite, Reception Hall, a 20ft Lounge with a large bay window taking full advantage of the view, separate Dining Room, Kitchen, Bathroom, with separate wc, rear Hallway with separate wc and access to the garage/workshop, utility room. To one side of the property is a large tarmac area offering parking and turning for several vehicles. The property has the benefit of oil fired central heating and double glazing.

Porthleven is a popular village with a range of harbourside shops, restaurants etc, junior school, post office, church, chapel, public houses etc. Leading from the village is access to the renowned Southern Coast Path.

NOTE: The property is subject to an agricultural occupancy restriction.

The accommodation comprises (all dimensions approximate).

Hardwood Entrance Door and side panel leading to a spacious reception hall with two built in cupboards, access to the loft via a loft ladder. The loft area has been boarded through the central section.

Lounge 20' x 13'3"

With a large bay window taking full advantage of the view, open Minster style fireplace, radiator.

Dining Room 15' x 14'

With a large window also taking advantage of the view, radiator.

Kitchen 13' x 12'

Fitted with a range of floor and matching wall cupboard units with work surfaces over, inset one and a half sink unit, fitted hob with filter unit over, built in oven, fitted fridge, built in larder and airing cupboard.

Bedroom One 17'8" x 14'

With large window taking advantage of the view, radiator, built in range of wardrobes with cupboards over, ensuite bathroom with modern panel bath, bidet, pedestal wash basin, low level wc, shower Tray (requires replacement screen and tiling), radiator.

Bedroom Two 12'10" x 11'10"

With built in cupboard, radiator.

Bedroom Three 11'10" x 8' 10"

With built in wardrobe having a central dressing table and cupboards over, radiator.

Bathroom

Half tiled walls with white panel bath, pedestal wash basin, shaver point, radiator.

Separate WC

Half tiled with vanity unit.

Rear Hall

With door giving access to the side parking area, built in storage cupboard.

Separate WC

With hand wash basin.

Utility Room 10'9" x 7'

With oil fired central heating boiler, Belfast sink, plumbing for automatic washing machine, built in cupboard, door to-

Garage 19'8" x 12'

With up and over door, power and light supply, raer pedestrian door.

Outside

To one side of the property is a large tarmac surfaced area offering parking and turning for several vehicles with access to the garage. Adjoining is a slate paved area with a fish pond and steps leading to an enclosed former vegetable garden. To the front and one side of the property there is a slate paved sun terrace and to the rear is an enclosed courtyard area which has been tarmac surfaced with a lean to greenhouse.

The Land

The land is good quality agricultural land capable of growing a wide variety of crops and would offer excellent grazing. To the south eastern corner is an enclosed area with a former railway carriage used for storage.

Services: Mains Water and Electricity, Private Drainage.

Council Tax Band E

**Offers invited in excess of £350,000
for the freehold interest.**

VIEWING: Strictly by appointment with the vendors agents.

CARE & COMPANY

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INSTRUCTION: 6 October 2015 PHOTOGRAPHS: 6 October 2015

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