



Tregeseal, near St Just, TR19

£925,000



ANDREW
EXELBY
ESTATE AGENTS

Tregeseal, near St Just, TR19

A truly exquisite example of Georgian architecture and design within a most beautiful setting just a stone's throw from Tregeseal Valley and St Just town centre. The detached three bedroom residence is for sale with a separate, detached one bedroom holiday cottage, detached double garage and meadow/field. Kenidjack Valley and the scenic West Cornwall coastpath is also very nearby.

DESCRIPTION

This grand 3 bed Georgian residence sits in a little under an acre with a detached 1 bedroom cottage - all in a splendid spot of pretty Tregeseal, looking back towards St Just across open fields. With a detached double garage, driveway parking for several vehicles, its own meadow and orchard as well as a small cottage, this property offers no end of idyllic options. The well-stocked and established gardens offer a variety of beautiful spaces in which to relax, soak up the serenity and enjoy life away from the crowds. There's even a glorious summerhouse to retreat to on balmy days.

Tregeseal House

ENTRANCE VESTIBULE

Ornate coving, tessellated floor. Cut stained glass panelled door with matching panels either side through to:

ENTRANCE HALLWAY

A grand centre piece with a wide turning staircase with a curved banister. High ceilings with ornate coving, ornate door architraves. Cast iron radiator. Four panel wooden doors to the dining room, inner hall and:





SITTING ROOM

4.6m x 4.6m (15'1" x 15'1")

Another grand room with a high ceiling, beautiful ornate coving, picture rails and two fantastic multi-pane sash windows looking over the gardens with bespoke timber shutters and enjoying views back to St Just. Impressive marble fireplace with a slate hearth and cast iron grate. Tall skirting boards, ornate architrave and built-in bookshelving. Stripped wood floor. Cast iron radiator.

DINING ROOM

3.45m x 3.4m (11'3" x 11'1")

High ceiling with ornate coving and picture rails, impressive sash window with panelled shutters overlooking the gardens and towards St Just. Marble fireplace with cast iron grate. Built-in bookshelving with ornate coving matching that around the doorway. Tall skirting boards. Stripped wood floor. Cast iron radiator.



INNER/REAR HALL

Panelled door to understairs storage cupboard, part glazed double doors to the side porch/boot room, four panel wooden door to the utility room and doorway to the:



KITCHEN/BREAKFAST ROOM

3.35m x 2.9m (10'11" x 9'6")

Featuring a royal blue electric two oven AGA set in a white tiled recess. Off white wall and floor unit, worktops in light coloured granite with an under-mounted stainless steel sink with waste disposal unit and cut draining area all backed by high gloss white tiles. High ceiling, picture rails, wide, multi-pane sash window overlooking the meadow with a wide painted sill below and storage below. Built-in recessed shelving and storage. Slate flagstone flooring.

UTILITY ROOM

2.66m x 2.54m (8'8" x 8'4")

Large multi-pane sash window with a tiled sill. High ceiling with painted beams and boards, plumbing for washing machine, dishwasher. Space for tumble dryer and fridge/freezer. High-level built-in cupboards, worktop, slate cold shelf and tiled floor.



REAR PORCH/BOOT ROOM

Four panel door to the outside. Multi-pane window along one wall. Pitched high ceiling, tiled floor. Four panel wooden door to:

CLOAKROOM/WC

White, low level WC, white pedestal wash basin with chrome tap and tiled splashback. Obscured multi-pane window. One wall of exposed granite. Tiled floor.

LANDING

The turning staircase from the reception hall leads past a half landing in front of a tall, multi-pane sash window. High ceiling, ornate door architraves, access to roof space, built-in shelving, airing cupboard housing the hot water cylinder with slatted shelving. Doors to:



BEDROOM

4.47m x 3.48m (14'7" x 11'5")

A grand bedroom with tall, multi-pane sash window overlooking the garden and enjoying rural views. High ceiling, cast iron fireplace with a carved painted wooden surround and mantel. High skirting boards and picture rails, built-in wardrobe with double doors and storage above. Door to:

ENSUITE BATHROOM

Decadently equipped with a deep freestanding bathtub and handheld shower, low level WC, wall-hung wash basin. Electric heated towel rail and deep window sill to multi-pane window overlooking the orchard.





BEDROOM

3.6m x 3.5m (11'9" x 11'5")

Dual aspect with two tall, multi-pane sash windows looking out over the garden and towards St Just. High ceiling, picture rails, high skirting boards, ornate door architrave, built-in wardrobes.

BEDROOM

3.35m x 2.54m (10'11" x 8'4")

Large multi-pane sash window overlooking the garden. Built-in wardrobes along one wall, access to roof space, picture rails, high skirting boards, ornate door architrave.

BATHROOM

Large multi-pane sash window overlooking the meadow and orchard with cast iron radiator below, freestanding roll-top bath, separate shower cubicle. Pedestal wash basin with tiled splashback and low level WC. Heated towel rail and painted wooden floor.



One Bedroom Holiday Cottage

LIVING SPACE & KITCHEN

3.89m x 3.35m (12'9" x 10'11")

Two windows to the rear and one window to the front. Exposed wooden floorboards with high vaulted ceiling with white painted timbers. Woodburning stove with slate hearth. Cream fitted kitchen under a granite worktop with matching upstand and white ceramic sink with chrome mixer tap over. Integrated oven and grill with a four plate ceramic hob over and stainless steel extractor hood. Integrated fridge with freezer compartment. Staircase leads down to:

BEDROOM

2.97m x 2.74m (9'8" x 8'11")

Beamed ceiling, multi-pane window to the rear. Stable door to the rear. Door to:



ENSUITE SHOWER ROOM

Glazed, shower enclosure with a Mira Sport shower unit. Concealed cistern WC, rectangular wash basin with chrome mixer tap set over a white cabinet. Mirror with integrated lighting. Heated towel rail.

Outside

PLANT ROOM

3.65m x 3.2m (11'11" x 10'5")

Solarfocus Pellotop Biomass boiler fed by a large hopper and feeding a large hot water cylinder. Additional storage for pellets and other equipment.

CELLAR

Reduced height space accessed from outside. Storage space that runs under front two rooms of the house.

DETACHED DOUBLE GARAGE

Block construction with timber facing and two pairs of double doors giving vehicular access. Power and light, Digital control system for the roof-mounted solar panels.

FORMAL GARDENS

Exquisite gardens with some beautiful specimen plants punctuated with winding gravel pathways meandering through climbers, shrubs and some beautiful trees. Sheltered seating area to one side is bordered by a sunny lawned area, and there is an original timber summerhouse sitting just in front of the main house. Gravelled area to the side leads to rear porch/boot room and further to the holiday cottage and plant room.

MEADOW/FIELD

Primarily left to wild growing and grasses, the meadow/field is sloping with a range of well established apple trees to one corner with a high degree of privacy. Gate to the top leads to parking area and garage. Gate to the side leads to Tregeseal House gardens.





ANDREW
EXELBY
ESTATE AGENTS