



MAP estate agents
Putting your home on the map

Tolcarne, St. Day

Offers in Excess of £500,000
Freehold





Tolcarne, St. Day

Offers in Excess of £500,000 Freehold

Property Introduction

A wonderful opportunity to purchase this brand new stylish detached family home constructed by a local builder and offering a modern and contemporary living space whilst situated in a tucked-away position enjoying peaceful surroundings.

Located a short distance from St Day, 'Treleaver House' has a distinctive stone finish to the front with a feature external storm porch. The ground floor accommodation has LVT flooring and elevates the modern finish with an open-plan lounge and kitchen/diner. The kitchen has a good range of built-in storage cupboards, plus a 'Bosch' double oven and hob along with an integrated fridge/freezer and dishwasher. From here is a doorway leading into the utility room as well as an adjoining cloakroom. For those who require a fifth bedroom, there is the potential to do this with a room which could also be utilised as a study just off the entrance hall. The first floor accommodation has fitted carpets and comprises of four bedrooms - the principal having an en-suite shower room, plus the main family bathroom off the landing. Throughout, there is an air source heating system complemented by double glazed windows and doors. Externally, to the front of the property is a gravelled driveway with two sections of grass and a central paved path leading to the front door. Pathways on either side of the property lead to the rear which is also gravelled with fencing and a traditional stone wall boundary. There is also an additional piece of ground located just to the right-hand side boundary which could also be utilised for a garden but is overgrown.

Location

Tolcarne is a rural hamlet, a short distance from St Day which has many local shops and amenities, such as a village shop which caters very well for day-to-day needs, doctor's surgery and primary school. The nearby 'The Star Inn' at Vogue is within a reasonable walking distance, whilst within a reasonable travelling distance is the Maritime town of Falmouth with its museum, art galleries and beaches and is a desirable destination for sailing and water sports.

The cathedral city of Truro lies approximately eight miles distant being the main centre in Cornwall for shopping and is also home to the Hall for Cornwall.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE HALLWAY

Staircase to first floor and understairs storage cupboard. Doors off to:-

OPEN-PLAN LOUNGE/KITCHEN/DINER

LOUNGE AREA 26' 10" x 8' 1" (8.17m x 2.46m) maximum measurements

uPVC double glazed window to the front.

KITCHEN/DINER 16' 9" x 11' 0" (5.10m x 3.35m)

uPVC double glazed window to the rear and uPVC sliding patio doors to the outside. A good range of base and wall-mounted storage cupboards having a range of working surfaces and incorporating an inset one and a quarter bowl stainless steel sink unit with mixer tap.

Three-drawer storage unit, double 'Bosch' oven, hob and extractor fan, built-in dishwasher and fridge/freezer and downlighters. Door to:-

UTILITY ROOM 5' 9" x 5' 9" (1.75m x 1.75m)

Working surface. The vendors have advised us that plumbing will be installed for a washing machine.

CLOAKROOM

Concealed cistern WC, wash hand basin and extractor fan.

BEDROOM FIVE/STUDY 9' 1" x 9' 0" (2.77m x 2.74m)

uPVC double glazed window to the front.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Access to loft and storage cupboard housing heating and hot water tank. Radiator. Doors off to:-

BEDROOM ONE 13' 5" x 9' 0" (4.09m x 2.74m)

uPVC double glazed window to the front. Radiator. Door to:-

EN-SUITE SHOWER ROOM

uPVC double glazed window to the front. Shower cubicle, wash hand basin with double storage cupboard under and close coupled WC. Chrome heated towel rail.

BEDROOM TWO 12' 11" x 9' 3" (3.93m x 2.82m) maximum measurements

uPVC double glazed window to the rear. Radiator.

BEDROOM THREE 12' 10" x 9' 0" (3.91m x 2.74m)

uPVC double glazed window to the rear. Radiator.

BEDROOM FOUR 13' 6" x 9' 0" (4.11m x 2.74m)

uPVC double glazed window to the front. Radiator.

BATHROOM

uPVC double glazed window to the rear. Close coupled WC, wash hand basin with double storage cupboard under, tiled splashback and panelled bath with shower and shower screen. Chrome heated towel rail.

OUTSIDE

The property is approached via an extensive gravelled driveway offering ample parking facilities for several vehicles and a paved pathway with a lawn on either side leading to the front door with an attractive timber storm porch and courtesy light. Pathways to both sides of the property lead round to the rear which is also gravelled and has a useful external water supply and is enclosed with fencing and traditional Cornish Stone Wall. Please note that to the right-hand side of the boundary as you approach the property, the vendors have advised us that there is an additional small area of ground which could be utilised for additional garden.

SERVICES

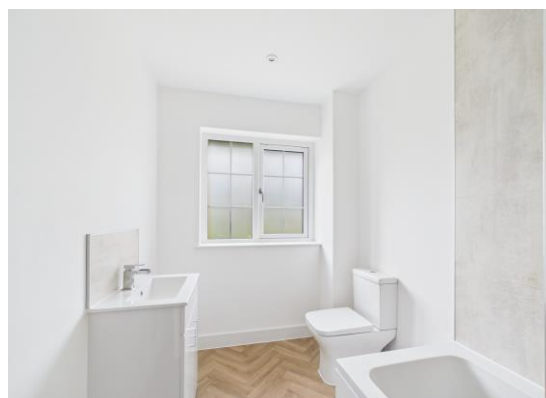
Mains drainage, mains water and mains electricity.

AGENT'S NOTES

The Council Tax Band for this new property is to be assessed and confirmed. The property comes with a ten year warranty architect's certificate.

DIRECTIONS

Upon entering St Day, follow the road through taking you past the football ground and community centre on the left-hand side and by 'The Star Inn', turn left into Tolcarne Road. Continue along here for a short distance and where you see the gable end of a white cottage, turn right leading up the hill and the property is located a short distance along on the right-hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words:- surcharge.harder.prune

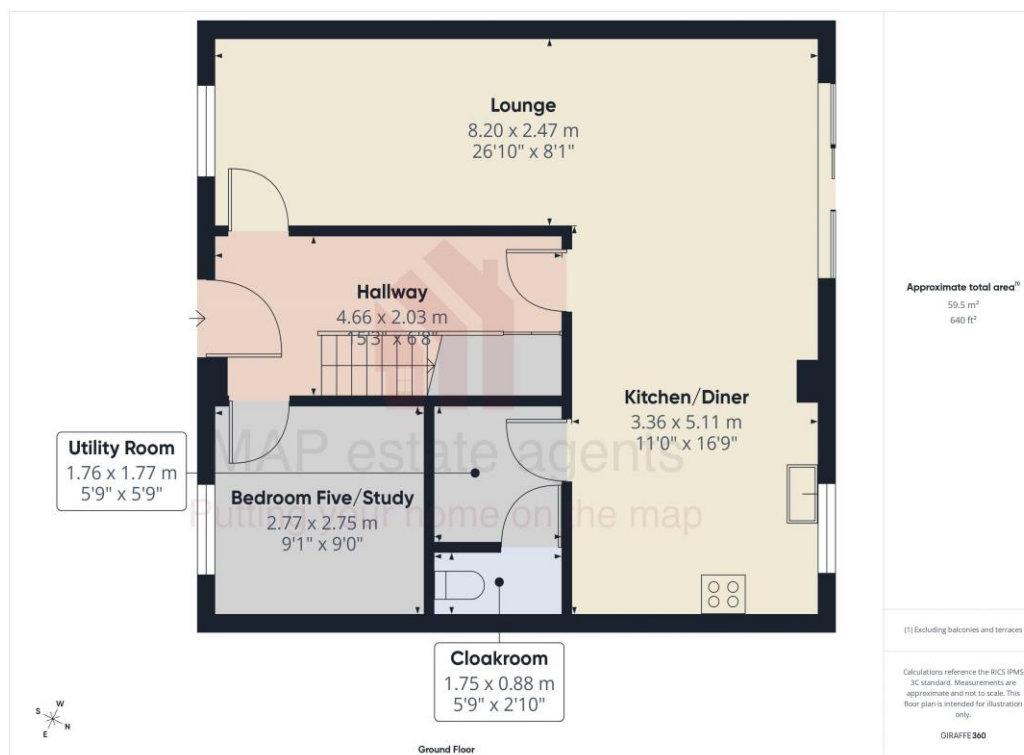


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- An individual detached new build family home
- Four bedrooms, ground floor bedroom five/study
- Tucked away in a quiet hamlet
- Contemporary open-plan living space
- Fitted kitchen with integrated appliances
- Separate utility room and adjoining cloakroom
- uPVC double glazing and air source heating
- Low maintenance garden and ground to the side
- Ten year warranty architects certificate
- Ample driveway parking for several vehicles



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.