

HUNTERS®

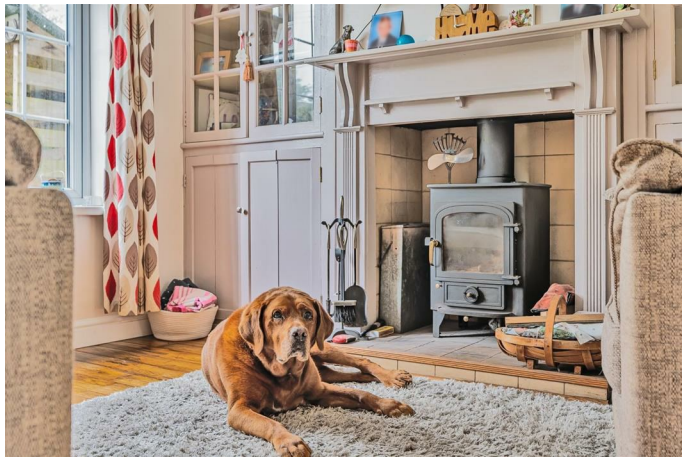
HERE TO GET *you* THERE

Tregembo Hill, Relubbus | Guide Price £375,000
Call us today on 01736 800919

















Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®
HERE TO GET *you* THERE

Hunters Estate Agents are delighted to showcase this outstanding property. Situated in a desirable semi-rural setting, it enjoys a prime spot within the catchment area of St. Hilary Primary School. This beautifully presented, four-bedroom home has been significantly extended by our sellers, with the end result being of a great credit to them. Set on a generous plot with off-street parking and gardens enveloping three sides, we anticipate this property being well received by the market.

The Property
As you approach the property, it makes a fantastic first impression. The front elevation is broad, double-fronted, and complemented by a generous parking area and a well maintained front garden.

Step through the front door and take a moment to hang up your light spring jacket and put your shoes away, in the practical and convenient entrance hall. To your right, you'll find an inviting kitchen/ breakfast room, equipped with a generous array of wall and base units, offering ample storage space. French doors lead straight out on to a feature raised deck, which is an ideal setting for enjoying BBQ's and hosting parties with friends and family in the warmer summer months.

Next, we come to what is possibly our favourite room of the home, the dual aspect lounge diner. The focal point of this room? That would be the homely wood burning stove and ornate surround, which provides a rustic sense of warmth. Flanking the fireplace are charming country farmhouse-style recessed cupboards, featuring sash-glazed panes and painted in a tasteful Cotswolds grey, adding a touch of traditional elegance to the room. Leading off this room is the rear hall, which features a staircase ascending to the first floor and access to the conservatory. The conservatory is a significant addition to the living accommodation, providing close to twelve square meters of additional space.

Upstairs, discover four charming bedrooms, with the primary bedroom featuring a fantastic ensuite shower room, complemented of course by the main family bathroom. The primary bedroom suite is perhaps the highlight of the two-storey extension completed by our sellers, and significantly enhances the home. The property is warmed by electric radiators.

The Outside
The property boasts a welcoming front garden with a gravel driveway providing parking for two cars. Adjacent to the driveway, you'll find an additional garden space. Accessible through a wooden gate, the side and rear gardens are a real selling point of this property. The rear garden showcases an elevated deck, perfect for outdoor gatherings, surrounded by a well-maintained lawn and an assortment of mature plants and shrubs, creating a peaceful outdoor sanctuary.

The Location
Welcome to the charming village of Relubbus, situated just two miles from the neighboring village of Goldsithney, where a variety of local amenities await. This village falls within the catchment area of the award-winning St. Hilary Primary School, making it an ideal location for families. Within a five-mile radius, you'll find some of Cornwall's finest beaches, including Perranuthnoe, Marazion, and Praa Sands, perfect for seaside adventures and relaxation. Just 7 miles away lies Penzance, a historic coastal town known for its rich maritime heritage, vibrant arts scene, and bustling harbour. Penzance offers a range of shops, restaurants, and cultural attractions, adding to the appeal of living in this picturesque area.

Useful Information
Council Tax Band 'B'
EPC Rating '47 E' (potential 85 B)
Mains electricity, water, and drainage
Heating: Electric Radiators, also a burner
Parking: Driveway
Ofcom Broadband checker suggests download speeds of up to 49 Mbps may be available.
Ofcom Mobile Signal checker suggest that indoors Three has limited voice and data signal whilst outdoors EE and Three have likely voice and data signal.
Construction: Extended. Under a pitched roof.
Cornwall Council Interactive Maps states the property is in a conservation area.

Agents Note
There is a right of way over the driveway, giving access to 2 Tregembo Cottage.



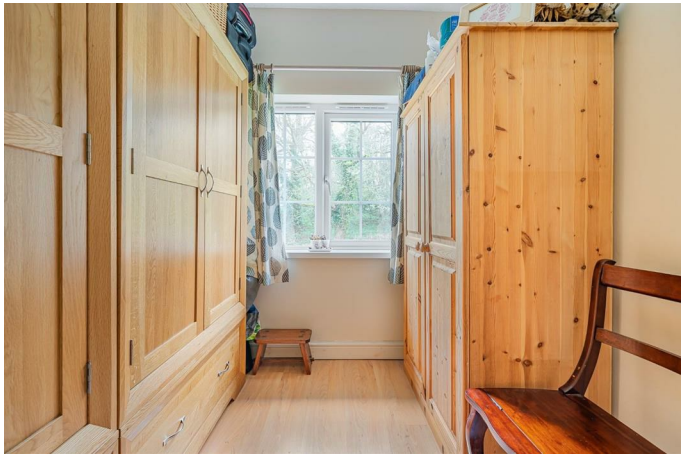









BRITISH
GRAND PRIX







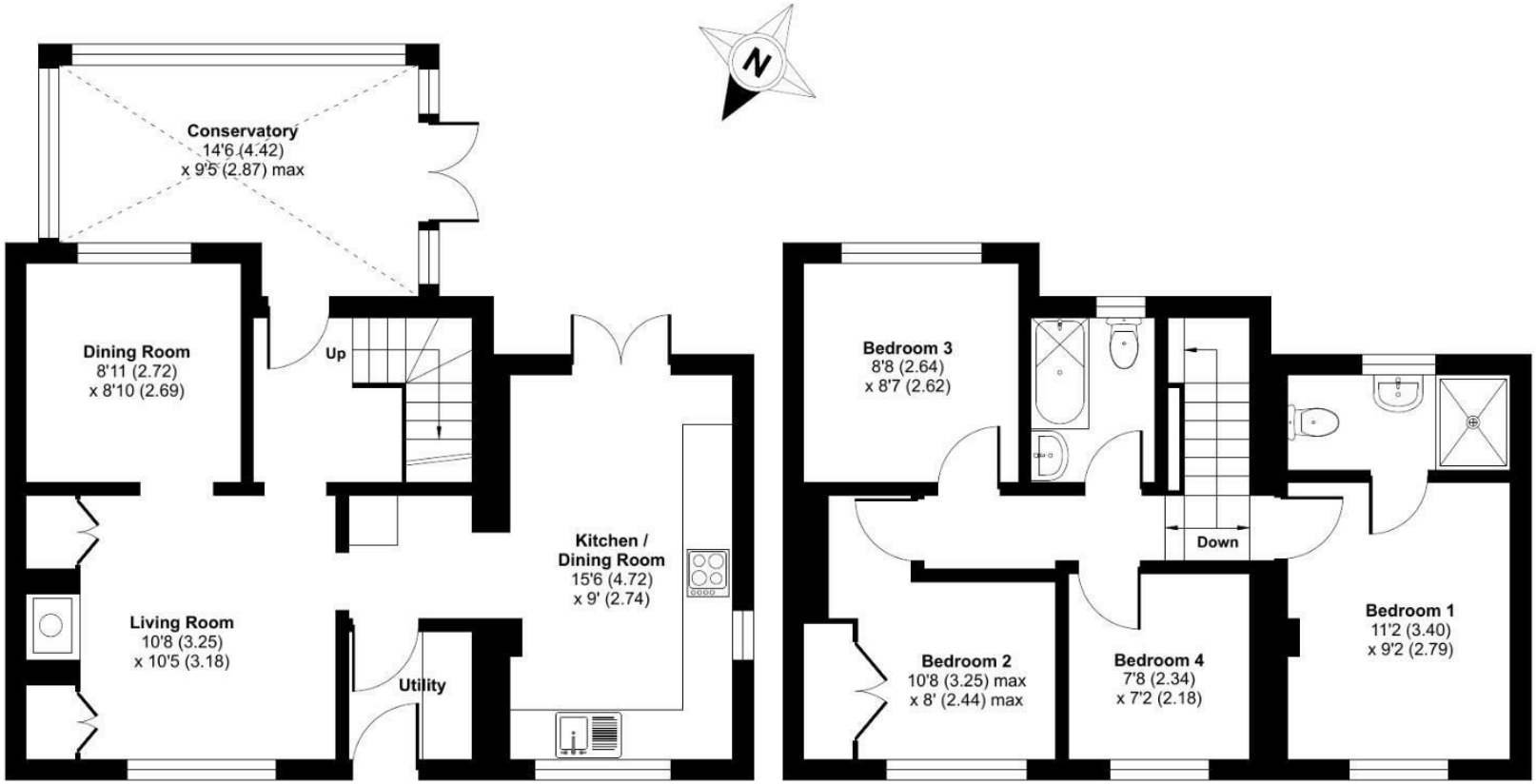




Tregembo Hill, Relubbus, Penzance, TR20

Approximate Area = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1107910

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Apollo House Eboracum Way, York, YO32 7RE | 01736 800919
| westcornwall@hunters.com

HUNTERS®
HERE TO GET *you* THERE