

Little Treamble Farm
Treamble, Rose

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David Ball Luxury Collection are delighted to offer for sale this 3167 Square feet rural executive style family home with sea views towards the famous sandy dunes and golden sands of Holywell Bay.

Guide Price £1,150,000 Freehold

Key Features

- An Executive Rural Family Home
- Superb Un-obstructive Coastal Views
- Central North Cornish Location
- Home Gymnasium/Fitness Studio
- Suitable For A Equestrian Facility
- Generous Enclosed Private Rear Gardens
- Principal Bedroom with En-Suite
- Immaculately Decorated Throughout
- Rural Location With Circa 9.5 Acres Of Land
- Early Internal Viewing Highly Recommended



The Property

Little Treamble Farm was constructed approximately 15 years ago and is finished to an extremely high standard throughout. This unique property offers the lucky new owners a rural setting within easy reach of all North Cornwall has to offer. The versatile family accommodation currently offers a welcoming entrance hall featuring a floor to ceiling window which frames the sea view perfectly complimented by a double-sided log burner.

The ground floor also offers a well-proportioned family lounge and a separate dining room. A bespoke fitted kitchen with granite work surfaces and a feature range style cooker along with a walk-in pantry, separate utility, cloakroom and integral garage.

To the first floor are four double bedrooms, the principal room offering a recently re-fitted ensuite with marble effect tiling. To complete the first floor accommodation is a modern recently refurbished family bathroom with wet room style walk in shower and a bath tub with centred mixer taps.





Externally

To the front of the property is a driveway with ample private parking providing access to the garage. A five-bar gate leads you through to the extensive rear enclosed garden which is laid mainly to lawn. Leading from the dining room a pair of patio doors provide access to a generous ceramic paved patio and hot tub area. The external space is completed by a 19.9 x 11.00 ft outbuilding housing a home gymnasium/fitness studio.

The garden itself, is enclosed by a range of well-established Cornish shrubs, palms and plants. The overall acreage of the additional land/fields totals approximately 9.57 acres.





The Location

The hamlet of Rose is located between Goonhavern and is East of the popular seaside resort of Perranporth. In close proximity to Penhale Sands a protected area for its wildlife, on the north Cornwall coast and home one of the most extensive system of sand dunes in Cornwall and is believed to be the landing site of Saint Piran the patron saint of Cornwall.

Rose is set in a central location just a short drive from the main A30 giving easy access to all Cornwall has to offer, being just two miles from the glorious beach at Perranporth and within six miles of Crantock, Holywell Bay and the numerous beaches, bays and coves of the surrounding areas. Its neighbouring village Goonhavern boasts a highly regarded primary school, its own village store/post office, garden centre and the popular New Inn public house/restaurant. There is also a traditional village show held each year featuring local produce, flower arrangements, arts, crafts and photography.

The Cathedral City of Truro is within eight miles boasting an extensive range of high street shops, fashionable boutiques and independent stores, along with a fine selection of bars, cafes and restaurants. Newquay International Airport is approximately 16 miles where you can fly to a whole host of destinations.

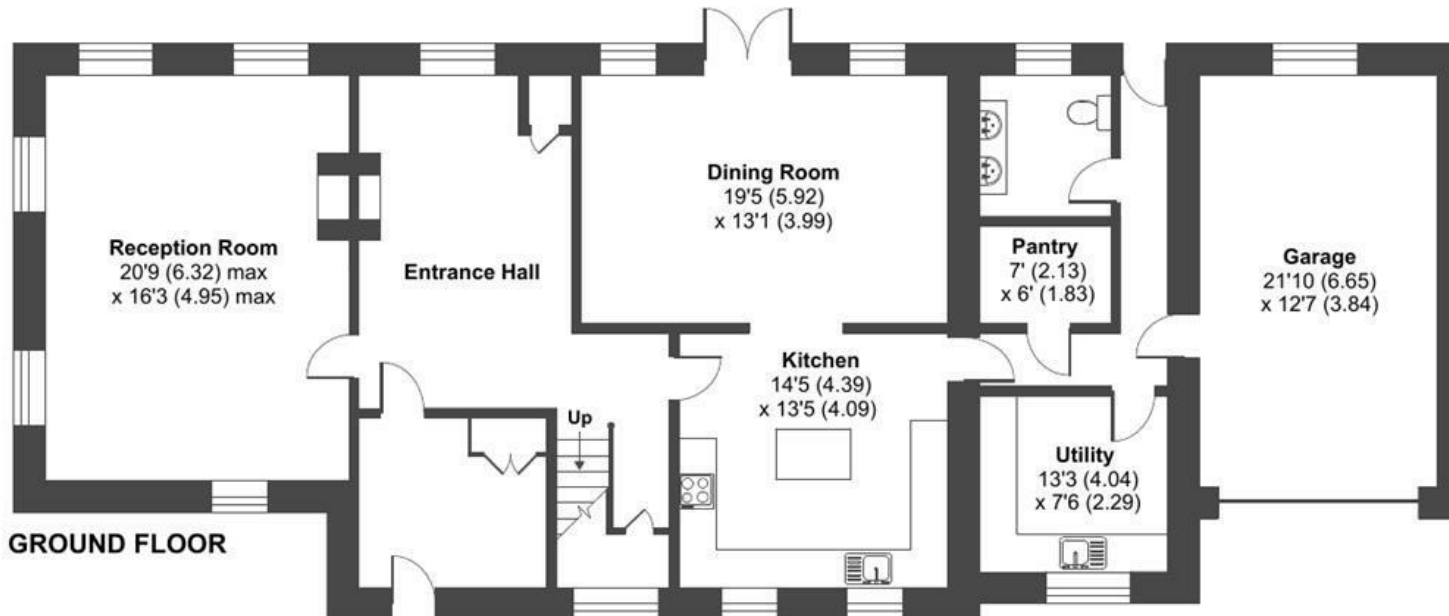
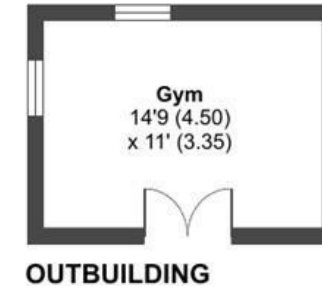
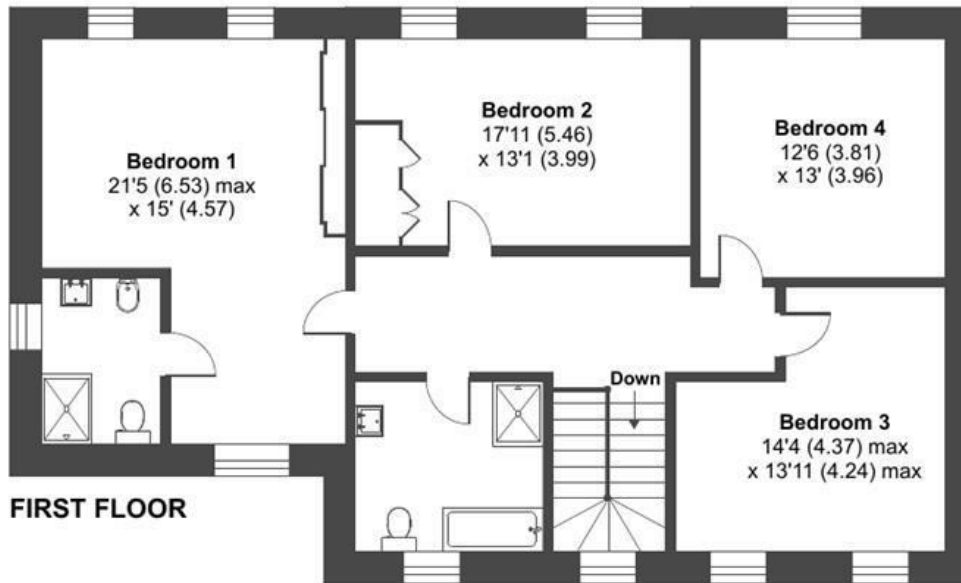
Little Treamble Farm, Treamble, Rose, Truro, TR4

Approximate Area = 3004 sq ft / 279 sq m (includes garage)

Outbuilding = 163 sq ft / 15.1 sq m

Total = 3167 sq ft / 294.2 sq m

For identification only - Not to scale

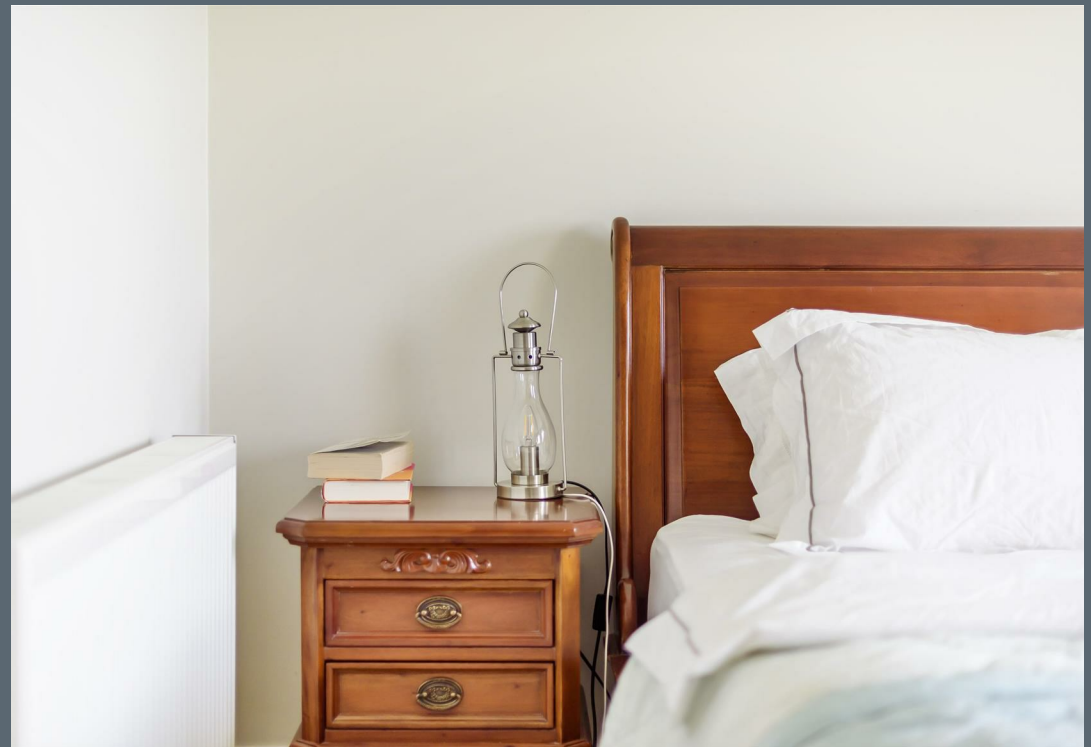


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for David Ball Agencies. REF: 890057

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01637 **850850**
www.davidball-luxury.co.uk



e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

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