



Pengelly View, Trispen, Truro, Cornwall

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**STRUTT  
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## Pengelly View, Trispen, Truro, Cornwall, TR4 9BG

An exquisite, over 4000 sq.ft luxury country residence with rural views and planning permission for a games room and workshop

Trispen 1.5 miles, A30 2 miles, Truro 5 miles,  
Perranporth 8.5 miles, Cornwall Airport 14 miles

Reception hall | Principal bedroom suite with walk-in-wardrobe | Two en suite bedrooms with dressing rooms | Fourth bedroom/study | Family bathroom | WC | Gym | Porch | Kitchen/dining area | utility/plant room | WC | Living room Sunroom | Garden studio | Garaging & workshop EPC Rating C

### The property

A quintessential example of luxury rural living - this sublime modern residence greets you with an attractive stone and vertical timber clad facade and boasts over 4000sq.ft of expertly crafted accommodation with a creative design concept to enhance the sense of space and light at every opportunity, resulting in a distinguished country home.

A striking oversized slate front door opens to a dramatic entrance hall with astonishing glass and 'floating' granite stairs, standing in perfect symmetry rising centrally to the living areas. This first impression and masterpiece of design and engineering sets the tone for the quality and style exhibited throughout the home.

Arranged with reverse accommodation, the vast semi-open plan first floor stands under magnificent, vaulted ceilings with impressive exposed beams and affords far reaching countryside views. To one end is the kitchen dining area with porcelain tiled floor and two sets of double doors opening to the sizable balconies. The super stylish hand crafter kitchen with granite worktops and breakfast bar within

a navy blue island balances traditional Shaker style and modern interior design. Adjacent is a utility/plant room and w/c.

There are two comfortable living areas, one centrally with a fabulous wood burner and beyond, a recent sunroom addition. This triple aspect room benefits from contemporary sliding glazing that concertina to create large openings, both rooms with engineered oak flooring.

To the ground floor, which is underfloor heated throughout, is a superb principal bedroom suite, a c. 20' dual aspect room with doors to a sheltered terrace, a colossal stylish shower room and adjoining walk-in-dressing room. There are two further bedrooms that also benefit from en-suite shower rooms and generous dressing rooms, which could equally be TV or study areas in a teenager's room.

There is a generous fourth bedroom to the front is currently used as a study and separate family bathroom with free standing bath and corner rainfall shower. To the side, a practical and stylish oak framed porch with 'dog showering' area opens to the large dual aspect gym with contemporary lighting and two sets of double doors to the rear garden.

### Outside

Commanding delightful grounds of c.1.67 acres with an array of meticulously landscaped areas to enjoy the calming rural setting. Immediately from the property is a fantastic hard wood decked balcony with glass and oak balustrade, arranged as two large seating areas, they offer c.700sq.ft of entertaining space accessible from the kitchen/dining/living areas.

Steps lead down to beautifully landscaped enclosed garden, a south facing sun trap laid to a variety of porcelain paving, Astro and lawn with mature borders and railway sleeper planters. A further patio area is home to the sheltered hot tub with adjacent pergola.













In addition to the immediate garden is an immaculately kept expanse of lawn, C. 1.25 acres, with a tree lined and hedgerow boundary merging into rolling countryside for miles beyond. This wonderful outlook is appreciated from a fantastic garden room which lends itself as a detached studio/home office with adjoining paved BBQ area, perfect for alfresco entertaining.

To the front is parking for multiple vehicles with an enormous gravelled drive that sweeps around the side of the property to a detached 34' timber garage/workshop/shed block with power and lighting.

### Planning Permission

Planning Permission is granted (PA23/04786) for an extension to the existing garage/workshop, which would create a brilliant new detached games room, garaging and workshop. The extension is designed to complement the main house, with a natural slate roof covering, oak cladding and full height doors. The south facing roof lends itself perfectly to incorporate solar PV panels which will feed batteries, in turn helping reduce the overall carbon footprint of the property. Our client informs us that building regulations and infrastructure for services are complete, allowing the new owner to commence work quickly. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

### Location

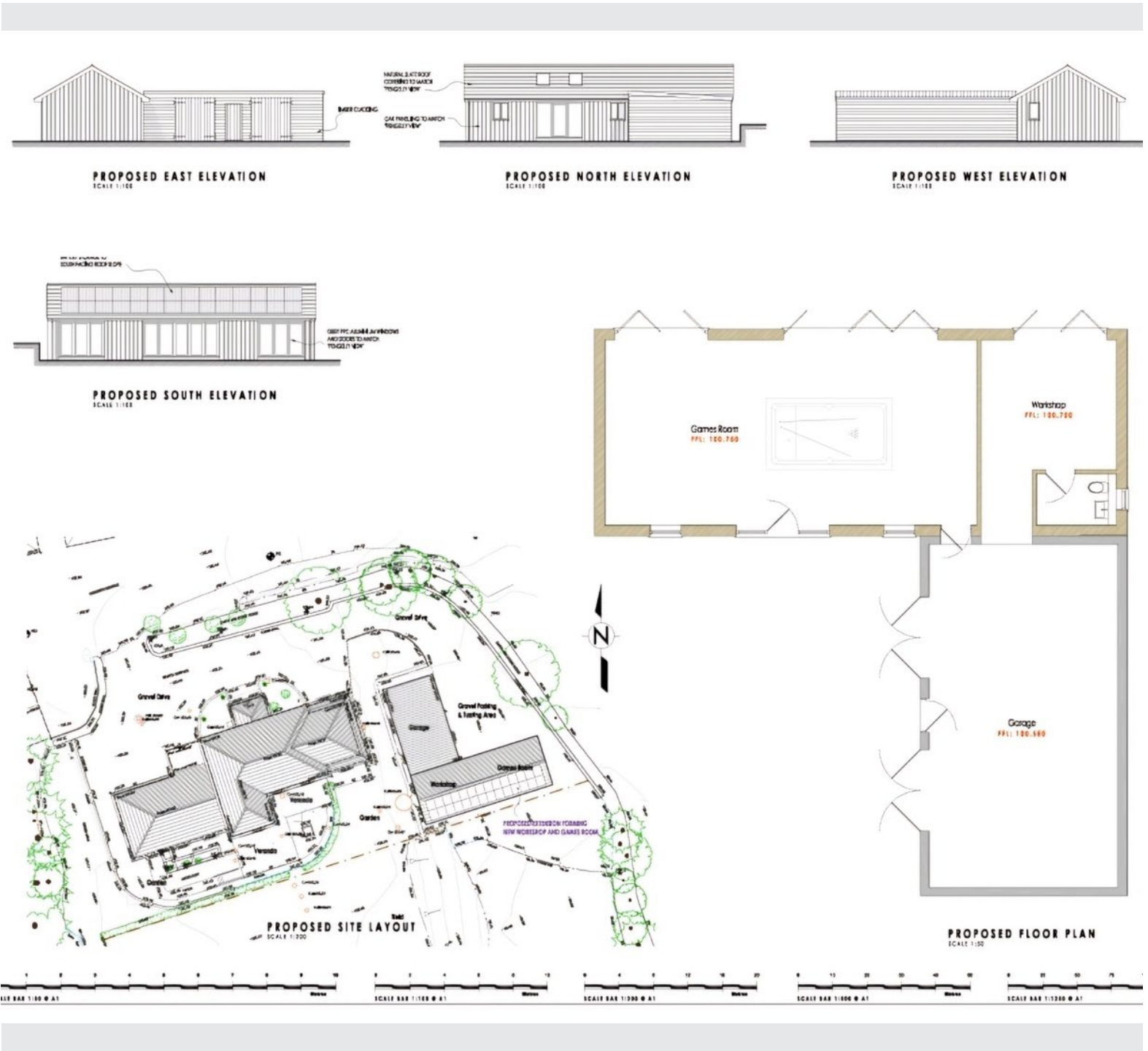
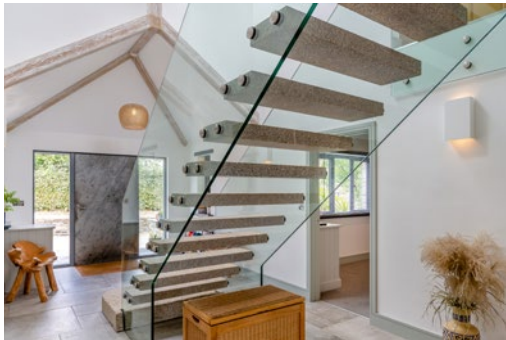
Situated in rural serenity surrounded by countryside, it's incredible how well connected and easily accessible this property is. There are local amenities in the village of Trispen and the A30 gives easy access to the county, both within 2 miles whilst the Cathedral City of Truro is 5 miles away. Providing the main business links for Cornwall and offers an excellent range of shopping, business facilities plus state and independent schooling. It is on the mainline to London Paddington which takes approx. 4 ½ hours. Cornwall Airport Newquay, 14 miles away, offers international and national flights, to



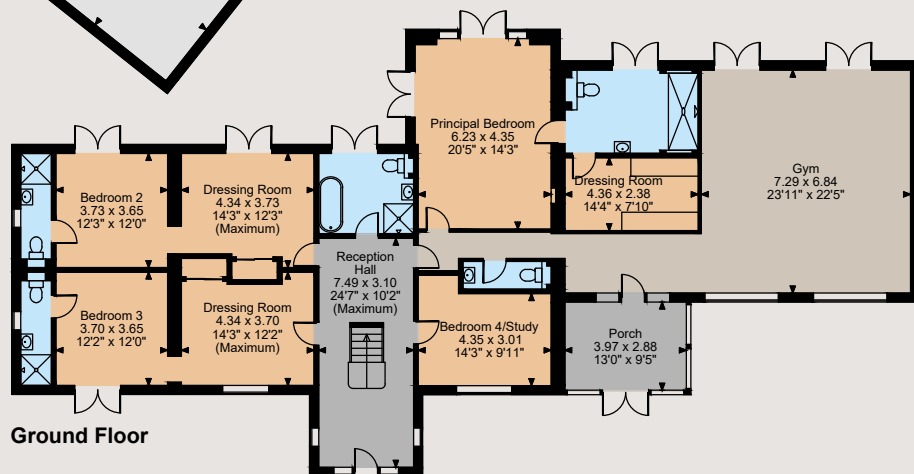
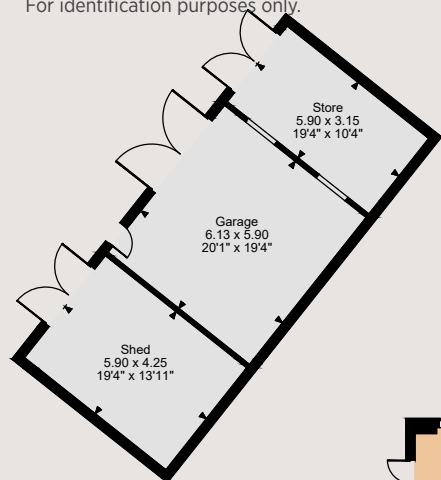




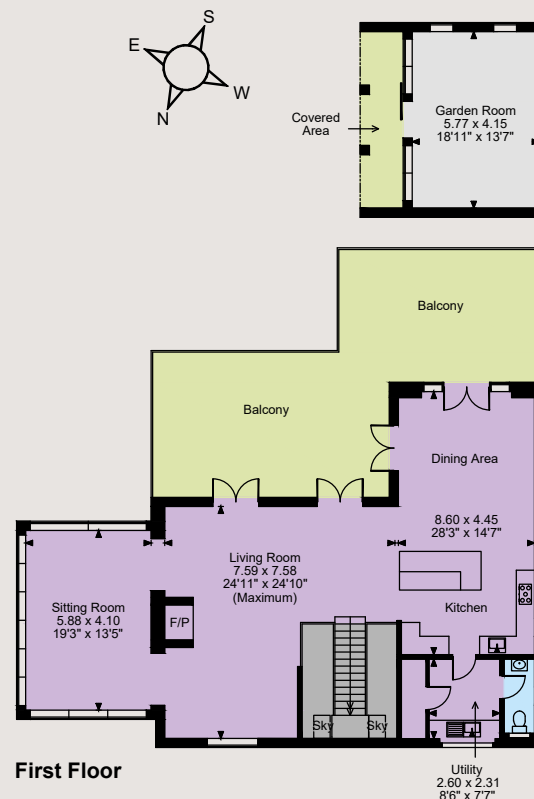




Floorplans  
House internal area 4,094 sq ft (380 sq m)  
Including outbuildings & balcony 5,211 sq.ft (460 sq.m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

What3Words - [///swift.armrest.universes](https://www.what3words.com/#!/swift.armrest.universes)

## General

**Local Authority:** Cornwall Council

**Services:** Connected to mains electric, metered bore hole for water, propane fired central heating with underfloor heating to the ground floor, private drainage to septic tank (which we understand from our client to be compliant).

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,850,000

## Cornwall

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