



## Teylu House Trembroath, Stithians, TR3 7DT

£650,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Teylu House Trembroath

- INDIVIDUALLY DESIGNED NEW BUILD IN IDYLIC HAMLET SETTING
- BEAUTIFUL OPEN PLAN LIVING SPACE WITH FAR-REACHING RURAL VIEWS
- HIGH SPECIFICATION THROUGHOUT WITH QUALITY FINISHES
- FOUR DOUBLE BEDROOMS, INCLUDING MASTER WITH EN-SUITE
- LUXURIOUS FAMILY BATHROOM WITH BATH AND WALK-IN SHOWER
- GENEROUS LEVEL PLOT WITH ATTRACTIVE GARDENS AND FABULOUS VIEWS
- AMPLE PARKING, CAR PORT AND ELECTRIC VEHICLE CHARGING POINT
- ENERGY EFFICIENT WITH SOLAR PANELS, AIR SOURCE HEATING AND MVHR
- CONVENIENTLY LOCATED FOR TRURO, FALMOUTH AND HELSTON
- FREEHOLD - EPC A98 - TBC COUNCIL TAX BAND NOT YET ALLOCATED







Tucked away within the peaceful hamlet of Trembroath, on the fringes of Stithians, this exceptional individually designed new build offers a rare opportunity to enjoy beautifully crafted modern living in an idyllic rural setting.

Thoughtfully designed to maximise space, flow and natural light, the property is finished to an excellent standard throughout, with high quality fixtures and fittings and a strong emphasis on energy efficiency. The ground floor is laid with practical and attractive hard flooring, enhancing the contemporary feel.

At the heart of the home is a stunning open plan living space, ideal for both everyday living and entertaining. The kitchen is beautifully appointed with classic pale grey cabinetry and integrated appliances, complemented by generous dining and seating areas. The dual aspect lounge and dining space, with double doors and side screens, floods the room with natural light and creates a seamless connection to the gardens, framing far-reaching rural views. A utility room and cloakroom complete the ground floor.

The first floor offers four double bedrooms, including a master with en-suite, alongside a luxurious family bathroom. Both are finished with large format grey tiling and feature drench head power showers and handheld wands. The family bathroom offers a spa-like retreat, with a spacious walk-in shower and a deep bath ideal for unwinding at the end of the day.

Set within a generous and level plot, the property enjoys ample parking, a car port with electric vehicle charging point, and attractive rear gardens with mature trees and apple trees.

Backing onto open countryside, the setting offers peace, privacy and far-reaching views, with a footpath leading across the fields into the village. Despite its tranquil position, Truro, Falmouth and Helston are all within approximately 20 minutes.

Further benefits include solar panels, air source heating and an MVHR system, creating a stylish, energy efficient and future-ready home.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **DOOR TO**

##### **ENTRANCE HALLWAY**

With radiator, stairs rising to the first floor and doors to various rooms.

**OPEN PLAN LIVING SPACE** (maximum overall measurement 30'2" reducing to 12'7" x 21'4" (maximum reducing (9.19m reducing to 3.84m x 6.50m (maximum reducing )

A fabulous open plan living space designed to maximise light with a wonderful flow, double doors with dual side screens to the rear offering access to the gardens and showcasing the fabulous rural outlook.

**KITCHEN AREA** 10'9" x 9'9" (3.28m x 2.97m)

Fitted with a classically stylish range of base and wall units in grey with antique brass effect handles, butcher block style work surfaces over and composite one and a half bowl sink and drainer with mixer tap, integrated appliances to include a fridge/freezer, dishwasher, fan oven and a combination microwave with grill as well as a four zone hob with filter and light above. Window to rear overlooking the garden and rural countryside beyond and open plan to

**DINING SPACE** 9'7" x 8'6" (2.92m x 2.59m)

A lovely light space overlooking the garden with a useful built-in storage cupboard and double doors accessing the garden. Open plan to

**LIVING SPACE** 21'4" x 12'7" (6.50m x 3.84m)

A dual aspect sitting area with radiator and windows to front and rear.

**UTILITY ROOM** 7'9" x 6'2" (2.36m x 1.88m)

With worktop with stainless steel sink and drainer and mixer tap with space and plumbing for washing machine and cupboard below, plant cupboard, radiator and glazed external door to side to the carport.

**CLOAKROOM** 6'2" x 3'3" (1.88m x 0.99m)

With low level W.C., wash hand basin in vanity unit with mixer tap.

#### FIRST FLOOR

##### LANDING

With radiator, loft access and doors to various rooms.

**MASTER BEDROOM** 12'8" x 10'9" (3.86m x 3.28m)

With fitted carpet, radiator, window to front and door to

**EN SUITE SHOWER ROOM** 6'6" x 6'4" (maximum measurement into the depth of (1.98m x 1.93m (maximum measurement into the depth )

With cubicle tiled with large form matt grey tiles, housing chrome effect domestic hot water shower with drench head and hand held wand, low level W.C., wash hand basin in vanity unit with drawer storage below, mixer tap and wall mounted LED lit mirror over, chrome effect ladder style radiator and frosted window to front.

**BEDROOM TWO** 10' x 9'4" (3.05m x 2.84m)

With fitted carpet, radiator and window to rear overlooking the garden and offering a wonderful rural view.



**BEDROOM THREE 11' x 8'5" (3.35m x 2.57m)**

With fitted carpet, radiator and window to rear offering fantastic rural views.

**BEDROOM FOUR 10' x 9'9" (3.05m x 2.97m)**

With fitted carpet, radiator and window to front.

**FAMILY BATHROOM 11'4" x 5'3" (3.45m x 1.60m)**

With walk-in shower tiled with large form matt grey tiles with a chrome effect domestic hot water shower with drench head and hand held wand, low level W.C., bath and wash hand basin in vanity unit with drawer storage with LED lit mirror over, chrome effect ladder style radiator and frosted window to the rear.

**OUTSIDE**

There is gated access to the large gravelled parking area to the front of the property providing parking for multiple vehicles. Within this area there is also a small area of lawn and established borders planted with plants and shrubs. There is a useful carport with external power sockets and car charger and a pedestrian path leads down either side of the property to the rear garden. The rear garden is of good size and it is mainly level and laid to lawn with established planting including apple trees. From the garden you enjoy a wonderful sense of peace and of being in the country and can enjoy the fantastic far reaching rural views.

**SERVICES**

Air source heating with smart heating controls, private drainage, mains water & electricity. Solar panels and mechanical ventilation heat recovery.

**ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

**COUNCIL TAX**

Council Tax Band TBC.

**DATE DETAILS PREPARED.**

23rd April 2026.

**WHAT3WORDS**

spenders.bunch.display

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

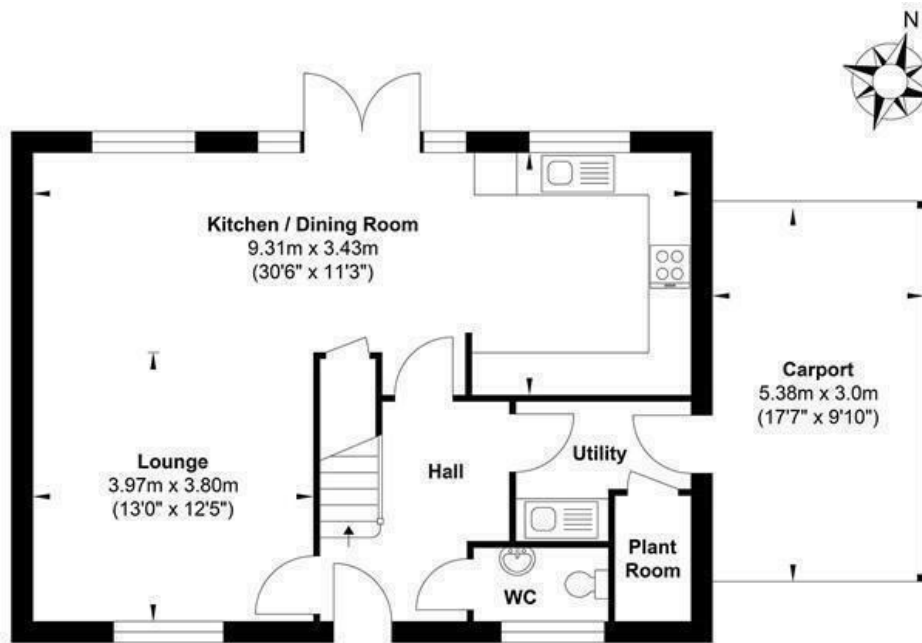
**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

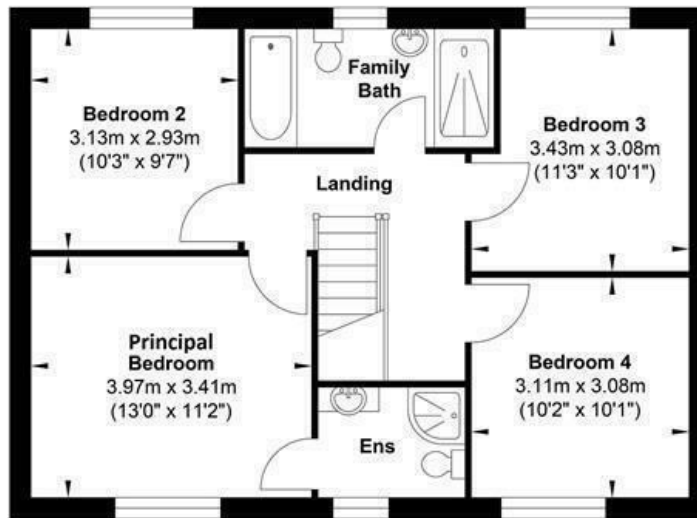
**AGENTS NOTE**

EPC - Awaited.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>98</b>	<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a carport or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as fence and hoare details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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