



## Roana House Tresowes Hill, Tresowes, TR13 9SZ

£600,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS



# Roana House Tresowes Hill

- LOCATED IN A TRANQUIL AND PICTURESQUE SETTING
- LARGE PROPERTY WITH RURAL VIEWS
- WELL STOCKED EXPANSIVE GARDEN APPROXIMATELY 1.2 ACRES
- FEATURE FIREPLACE HOUSING A WOODBURNER WITH LOCAL STONE SURROUND
- TWO CAR PORTS, AMPLE PARKING FOR A NUMBER OF VEHICLES
- USEFUL SHED AND GREENHOUSE
- COUNCIL TAX G
- FREEHOLD
- EPC - 55D





Located in a tranquil and picturesque setting on Tresowes Hill, is this substantial, six bedroomed detached residence. Offering a wonderful opportunity for those seeking a large property with rural views, the residence benefits from LPG central heating and double glazing.

A real feature of the property is the well stocked, expansive gardens which cradle the residence and which are approaching approximately 1.2 acres.

One enters on the middle floor and in brief the accommodation comprises an entrance hall, w.c., kitchen/diner and completing the middle floor, a bedroom. On the upper floor is a bathroom and three bedrooms, the master of which benefits from an ensuite shower room. Whilst on the lower ground floor, is a lounge, two bedrooms and a conservatory.

Tresowes Hill itself is nestled on the south western side of Tregonning Hill and from its elevated position enjoys fine views over this part of West Cornwall. The nearby local villages of Ashton and Breage, between them, provide well regarded public houses, a petrol station, primary school and post office. The popular coastal village of Praa Sands is also a short drive away with its sandy beach, public house and shops to cater for every day needs. The towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants, leisure centres with indoor swimming pools and both primary and secondary schooling. Penzance also benefits from mainline rail links to London Paddington from Penzance train station.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO:

#### HALLWAY

With stairs to the lower and upper levels, doors to the w.c., bedroom six/dining room and door to;

#### KITCHEN/DINER 19'11" x 9'6" (6.07m x 2.90m)

A dual aspect room with an outlook to the gardens, door to the rear porch and a kitchen area comprising working top surfaces, incorporating a Belfast style sink with mixer tap over, cupboards and drawers under. Space for a washing machine, space for fridge and space for a freezer. There is space for a range style stove with oven.

#### REAR PORCH 9'9" x 3'6" (2.97m x 1.07m)

Having a stable style door to the kitchen/diner and door to the outside.

#### BEDROOM SIX/DINING ROOM 10'3" x 10' (3.12m x 3.05m)

A dual aspect room.

#### W.C.

Comprising close coupled w.c., wall mounted wash basin and there is a tiled floor, partially tiled walls and a frosted window.

#### UPPER LANDING

With doors to three bedrooms and door to;

#### BATHROOM

Comprising corner bath with mixer tap and flexible shower hose over, wash basin with mixer tap over, surround and cupboards under. Close coupled w.c.. There are partially tiled walls and a frosted window.



**BEDROOM ONE 17' x 10' (maximum measurements)**  
**(5.18m x 3.05m (maximum measurements))**

Outlook to the front and having built-in wardrobes.  
Door to;

#### EN SUITE

Comprising a shower cubicle, close coupled w.c. and wash basin with cupboards under. There are tiled walls and a built-in cupboard housing a water tank with immersion heater.

**BEDROOM TWO 12' x 10'3" (3.66m x 3.12m)**  
With outlook to the sides.

**BEDROOM THREE 15'6" narrowing to 13'3" x 9'3" (4.72m narrowing to 4.04m x 2.82m)**  
A dual aspect room with built-in cupboards.

#### LOWER LEVEL

##### HALL

With doors to two further bedrooms and door to;

**LOUNGE 20' x 19'3" (6.10m x 5.87m)**  
Having an outlook to the garden and double doors opening to the conservatory. This room has a feature fireplace with local stone surround and houses a woodburner.

**CONSERVATORY 15'3" x 10'6" (4.65m x 3.20m)**  
With views over and French doors opening onto the garden. Tiled floor with a vaulted ceiling.

**BEDROOM FOUR 12'3" x 10'3" narrowing to 9'9" (3.73m x 3.12m narrowing to 2.97m )**  
With outlook to the side and having built-in wardrobes.







**BEDROOM FIVE 15'6" x 9'3" (maximum measurements)  
(4.72m x 2.82m (maximum measurements))**

A dual aspect room enjoying views over the front garden and having built-in wardrobes.

**PANTRY**

A very useful area, accessed from outside of the property.

**DOUBLE GARAGE 22'6" narrowing to 18'6" x 18' (6.86m  
narrowing to 5.64m x 5.49m)**

Having power.

**OUTSIDE**

The outside space is a real feature of the residence, with large gardens which are approaching approximately 1.2 acres. The gardens are laid mainly to lawn with many well established plants and shrubs and a patio area which would seem ideal for al fresco dining and entertaining. There are two car ports, ample parking for a number of vehicles, a useful shed and a greenhouse.

**SERVICES**

Mains electricity, water and private drainage.

**AGENTS NOTE**

We are advised that the property is accessed via a private road which is shared with other properties and maintenance is to be split three ways.





### **DIRECTIONS**

From Helston take the road to Penzance. Proceed through the village of Breage and on into Ashton. Go past the Lion & Lamb Public House on the right hand side and after a short distance take the turning right to Balwest. Proceed up the hill and follow the road around the left hand bend and, after a short distance, Roana House will be found on the left hand side.

### **VIEWING**

To view this property or any other property we are offering for sale please call the number on the reverse of the details.

### **COUNCIL TAX**

Council Tax Band G

### **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/>

### **ANTI-MONEY LAUNDERING**

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

### **PROOF OF FINANCE - PURCHASERS**

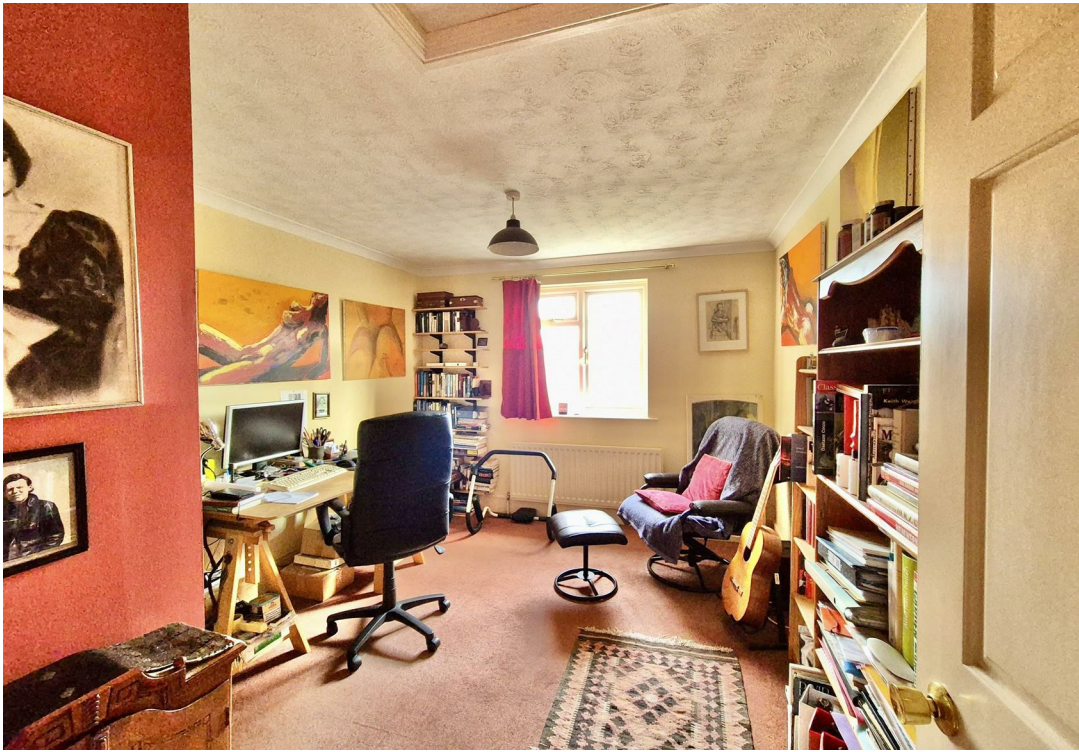
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

### **DATE DETAILS PREPARED.**

17th February 2025









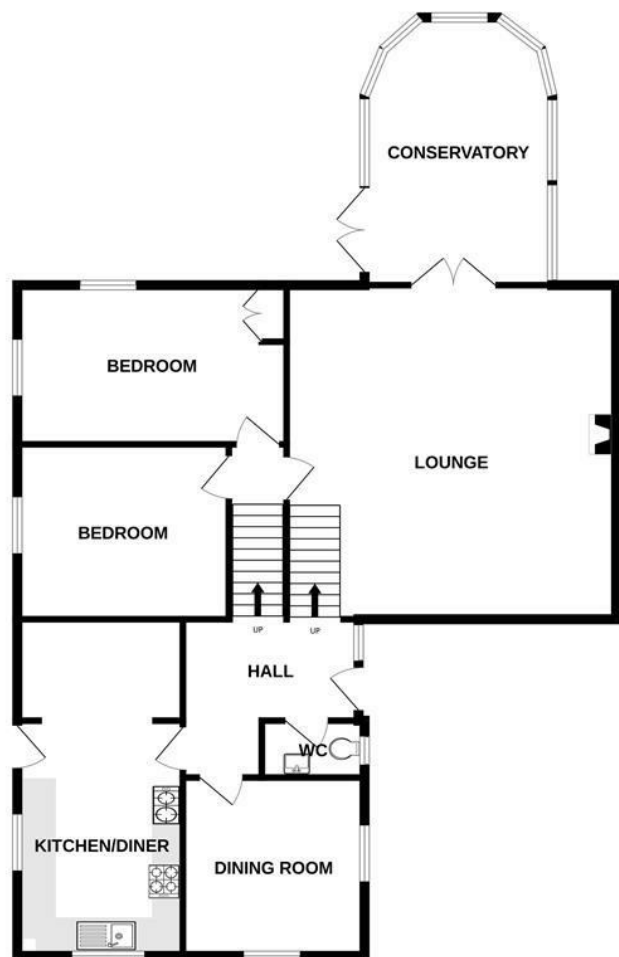




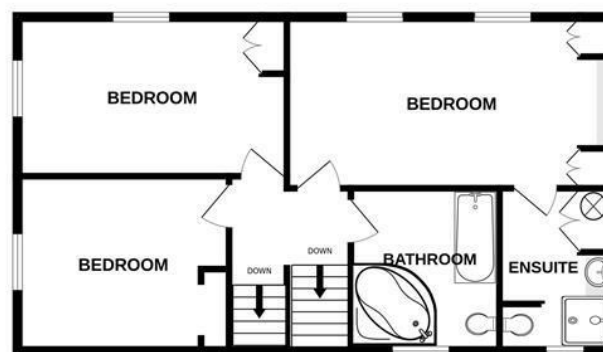




GROUND FLOOR  
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>74</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 |           |                                                                                                               |
| England & Wales                             |           | 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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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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