



ROHRS & ROWE



Trevean  
Old Kea  
Truro  
Cornwall  
TR3 6AW

- \* Substantial country house
- \* Secluded Old Kea setting
- \* Attractive walled gardens
- \* Broad entrance hall
- \* Generous sitting room
- \* Impressive vaulted kitchen / breakfast / living room
- \* Study
- \* Principal bedroom with en suite
- \* Two further en suite bedrooms
- \* Ground floor bedroom suite with annexe potential
- \* Utility room and open store
- \* Detached one-bedroom cottage
- \* Established gardens, terraces, orchard and grounds
- \* EPC D
- \* Council Tax Band F



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A SUBSTANTIAL COUNTRY HOUSE IN A SECLUDED OLD KEA SETTING, OFFERING SPACIOUS ACCOMMODATION WITH UP TO FOUR BEDROOMS AND A SEPARATE ONE-BEDROOM COTTAGE SET WITHIN ATTRACTIVE GARDENS





#### PROPERTY

Approached via a long private driveway and set within attractive walled gardens, Trevean enjoys a notably private position in the open countryside of Old Kea, close to Truro and the Fal Estuary. Rebuilt around 2000, the house combines the character of a traditional Cornish country house with the practicality of a modern build. Its thatched roof, rendered elevations, timber-framed windows and oak detailing give the property a composed appearance, sitting naturally within its mature gardens.

Inside, the accommodation is generous, balanced and quietly refined. Natural materials, bespoke cabinetry and a muted palette create interiors that feel both comfortable and considered, while the principal rooms are arranged to maximise light and maintain a strong connection with the gardens. At the centre of the house is an impressive vaulted kitchen / breakfast / living room of approximately 40' x 17'. Broad south-facing glazing fills the room with natural light and opens directly onto the garden terrace, creating an excellent space for everyday living and entertaining. The remaining accommodation is equally well planned. A broad entrance hall, study and generous sitting room provide a series of quieter, well-proportioned spaces, each with its own outlook. The first floor includes a principal suite together with two further en suite bedrooms.

In addition, there is a substantial ground floor bedroom suite which may offer annexe potential, subject to any necessary consents. Beyond the main house, the detached one-bedroom cottage, Little Trevean, provides useful additional accommodation for family, guests or ancillary use. In addition, there is a substantial ground floor bedroom suite which may offer annexe potential, subject to any necessary consents. Beyond the main house, the detached one-bedroom cottage, Little Trevean, provides useful additional accommodation for family, guests or ancillary use.







**ST MAWES**



**MYLOR**



#### **LOCATION**

Old Kea is a small, secluded hamlet in unspoilt countryside near the Truro River, a tributary of the Fal Estuary. Rich in history, it is traditionally linked to Saint Kea, the 5th-century missionary from whom the parish takes its name. The area remains peaceful and rural, with scattered cottages, former farmsteads and the remains of the ancient church, including its Norman tower beside a working chapel.

The surrounding countryside leads down towards the creek at Coombe, giving access to some of the area's finest walks. Despite its tranquil setting, Trevean is well placed for Truro, Cornwall's cathedral city, known for its schools, restaurants, shops, theatre and mainline station with direct services to London Paddington and the Night Riviera sleeper. To the south lies Falmouth, renowned for its harbour, sailing waters, beaches, restaurants and access to the wider Fal Estuary.

#### **DISTANCES**

Coombe 500m • Truro 4 miles • Treliske Hospital 5 miles • Malpas 3.5 miles • Mylor Harbour 9.5 miles • Falmouth 11 miles • Newquay Airport 22.7 miles









**Services:** Mains electricity. Private water via an Aquasource borehole. Oil-fired central heating. Private drainage via septic tank. FTTP fibre broadband.

**Directions:** What3Words: ///songbook.gown.runner

Agents note. Planning permission has been granted for the addition of a conservatory to Little Trevean. Cornwall Council reference: PA24/O8257.

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