



Clare House

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Set on Tregony's historic Fore Street, Clare House is a Grade II Listed four-bedroom home that blends period character with practical, well-proportioned spaces and a truly impressive garden.



Accommodation Summary

Total Internal Floor Area: 1,589 sq ft (147.5 sq m).

Ground Floor

Entrance Hallway, Living Room, Office, Sitting Room, Dine-In Kitchen.

First Floor

Landing, Four Double Bedrooms – One with En-Suite Shower, Family Bathroom and Separate WC.

Outside

Rear Part-Walled Garden, Timber Shed.



Description

Clare House is a double-fronted, mid-terraced Grade II Listed property with real presence. Dating back to the 18th century with later Victorian updates, it offers space, character, and a fantastic location along Tregony's Fore Street. With four bedrooms, two bathrooms, and a spacious, character-filled kitchen opening onto a beautifully mature garden, this is a home that's both practical and full of personality.

Step inside to discover a warm and inviting interior where charm and craftsmanship shine through. The main living room, with its bay window framed by exquisite wooden shutters and a deep window seat, centres around a characterful inset log burner – the perfect spot to unwind. Adjacent is a versatile room currently used as an office, equally suited as a playroom or ground floor bedroom. This room also boasts a bay window to the front and an original (currently unused) fireplace.

To the rear, a second reception room leads seamlessly off the kitchen and is currently arranged as a cosy snug but could easily be styled as a formal dining room. At the heart of the home lies the large country-style kitchen – a true highlight. This bright and sociable space features stripped Victorian wood floors, two large sash windows with window seats, and elegant French doors that invite you out to the garden. A high-quality electric Everhot range cooker anchors the kitchen and lends a timeless appeal.

Upstairs, the first floor continues to impress with two large double bedrooms to the front, bathed in natural light through their oversized windows. One is currently used as an art studio. The family bathroom is fitted with a large whirlpool-style bath, WC, and his-and-hers basins, as well as a generous airing cupboard, with an additional separate WC nearby. To the rear, two further spacious double bedrooms offer excellent accommodation, with bedroom three benefitting from an en-suite shower room. The house offers good storage throughout, including a wide landing with built-in cupboards.







Outside

One of the real standout features of Clare House is the garden. The kitchen opens directly onto a tranquil patio, partially covered with a charming pergola – an ideal space for alfresco dining. From here, a gravel pathway meanders through richly planted borders and opens out to a beautifully mature circular lawn, surrounded by a partly walled garden that feels both private and serene. A historic well nestles within the garden, adding character and story, while a timber shed provides practical storage solutions.





Location Summary

(Distances and times are approximate)

St Mawes – 10 miles. Cathedral City of Truro – 8 miles. Falmouth – 18.5 miles. Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by rail. Plymouth – 47 miles. Exeter - 86 miles.

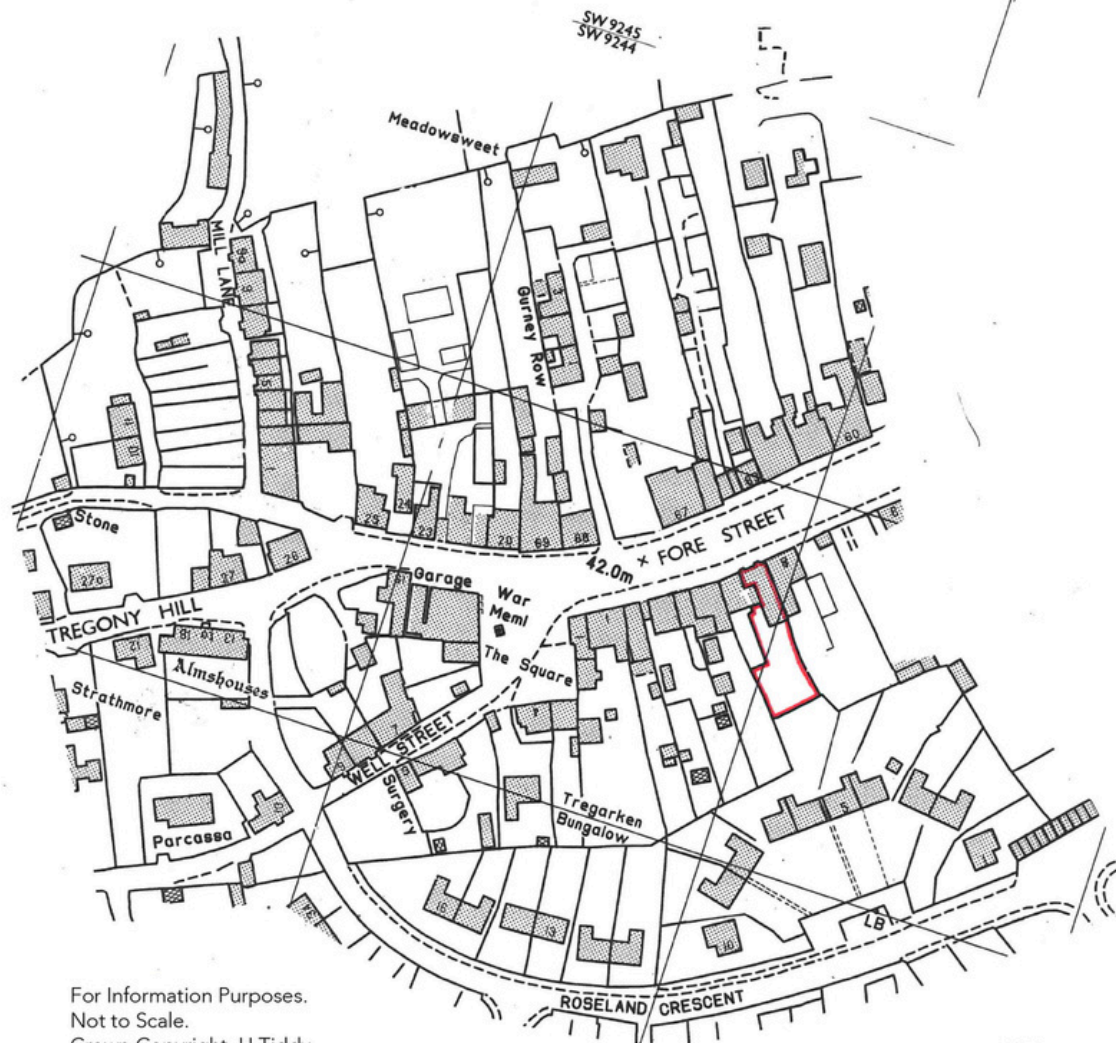
Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an Area of Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school with Little Carne nursery class, the Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veryan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.





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Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

1589 ft²

147.5 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

General Information

Services: Mains water, electricity and drainage. Electric Storage Heaters.

Energy Performance Certificate Rating: F (An application can be made to the "PRS Exemptions Register" since the property is Grade II Listed).

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Likely for EE, Three, O2 and Vodafone.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL130479.

Agents Note: There is a small area of Flying Freehold from Number 6 on the First Floor. Further information is available.

Viewing: Strictly by appointment with H Tiddy.

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