



Litte Trolvis,
St Gluvias, Penryn

LODGE & THOMAS
ESTABLISHED 1892

Little Trolvis,

Trolvis, St Gluvias, Penryn, TR10 9AG

Guide Price - £800,000 Freehold

- Extended detached four/five bed house
- Garage, workshop & stores
- Grounds extending to 7 acres
- Private elevated position with far-reaching views
- Easy access to Penryn, Falmouth and South Coast

An extended detached house set in a rural position with far-reaching views to the north towards St Agnes Beacon. This delightful smallholding extends to 7.13 acres or thereabouts, enjoying a high degree of privacy, yet with easy access to Falmouth and Penryn.

The Property

A period extended house of stone construction with latter-day extension under a pitched roof that has been refurbished by the current vendors to offer comfortable family living, yet maintaining the period charm of the house.

The property comprises on the ground floor: entrance lobby, office/bedroom five, utility room, shower room with wc, wonderful triple aspect kitchen/breakfast room with far-reaching views and doors out to the terrace, house style living room with wood burning stove and garden room to the front. to the first floor: four bedrooms and spacious family bathroom.







The property lies in a private, rural, elevated position and enjoys far-reaching panoramic views over the surrounding countryside as far as St Agnes Beacon in the distance. It enjoys a high degree of privacy, with fir trees being planted along part of the boundary hedges.

The property is approached off a minor County lane onto a private driveway leading down to ample parking area.

Cottage style gardens lie to the front and side of the house, predominantly laid to lawn with mature herbaceous borders and a productive vegetable and fruit garden below.

Within the garden lies a summer house, taking advantage of the views and the sunsets over the hills in the distance.

Outbuildings

Complementing the property is a useful outbuilding of part stone and block construction providing a garage with inspection pit, a lean-to greenhouse, a workshop / store and some useful storage rooms.

The outbuilding would offer alternative uses, subject to planning, for instance an annexe, holiday let or home office.

The Land

The land extends in all to 7.13 acres or thereabouts and is level to gently sloping, bounded by traditional Cornish hedge banks. The land laid to pasture and divided into four enclosures and would be suitable for agricultural, horticultural or equestrian purposes.



Services

The property benefits from mains electricity, private water from a borehole and private drainage. Electric heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

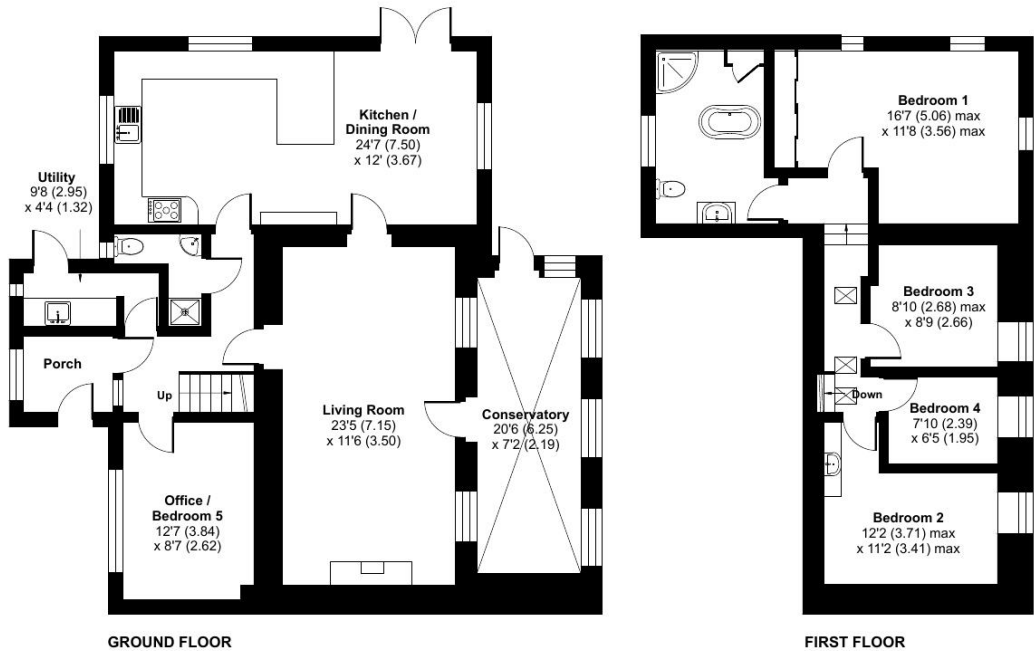
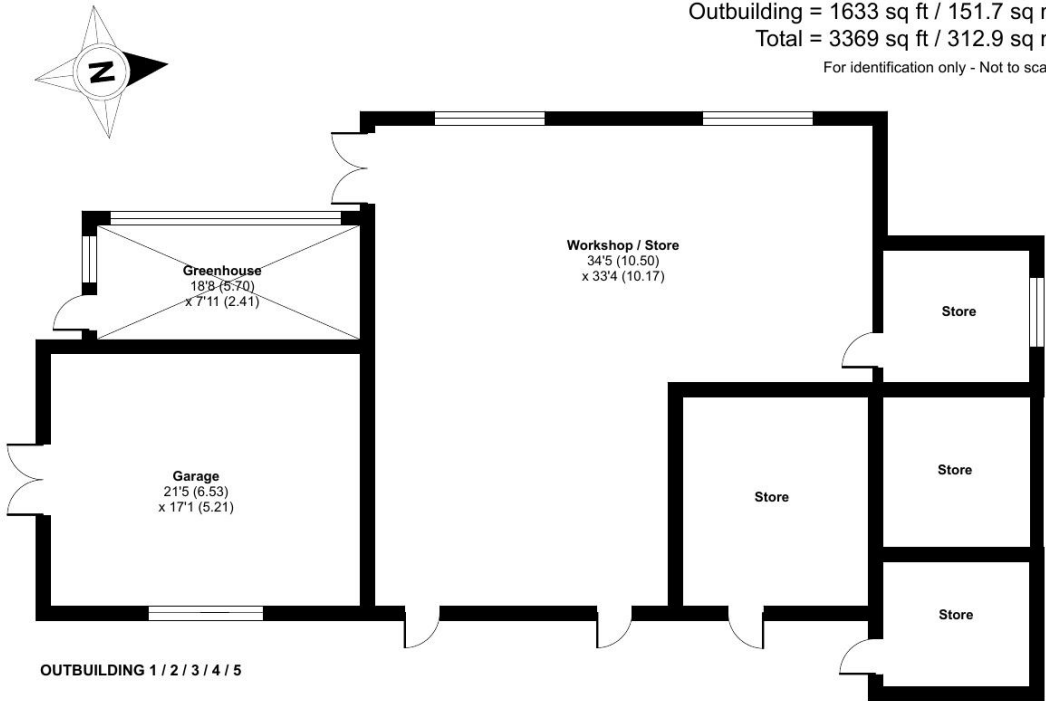
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Approximate Area = 1736 sq ft / 161.2 sq m (exclude store)

Outbuilding = 1633 sq ft / 151.7 sq m

Total = 3369 sq ft / 312.9 sq m

For identification only - Not to scale



Location

Little Trolvis lies just north of the village of Longdowns in the Parish of St Gluvias. The village provides a garage with shop, whilst the university town of Penryn with Exeter Tremough Campus (3 miles) provides a wider range of services and the port town of Falmouth (4½ miles) provides an extensive range of retail and professional services, along with health and leisure facilities and also access to the sheltered sailing waters of the Carrick Roads.

The County town of Truro (12 miles) provides a wide range of services and retail facilities as well as the mainline railway station to Paddington and the north.

For the outdoor enthusiast, there is numerous quiet country lanes and bridlepaths for extensive riding out and the nearby beach of Gyllyngvase, Swanpool and Maenporth, all within easy reach.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Penryn, take the A394 towards Helston. At Longdowns, proceed past the garage, and turn right just after the row of cottages. Proceed up the road without deviation, bearing left at the junction and the entrance will be found on your right.

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Not to scale. For indicative purposes only.

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Valuers
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