



Grassmere

Hessenford, Torpoint, PL11 3HH





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Guide Price £500,000-£525,000

Four-bedroom detached family home

Immaculately presented throughout

Mature gardens with extensive trees and shrubs benefitting from sun all day long

Far-reaching countryside views

Ample parking and outbuildings

For sale with the benefit of having no onward chain



Description...

Nestled within a peaceful location in the highly sought-after village of Hessenford, close to the coastal destinations of Seaton and Downton and having easy access to the A38 & Derriford, this immaculately presented four-bedroom detached residence offers generous family accommodation, beautiful gardens, and far-reaching countryside views.

The property is approached via a private driveway, providing a wonderful sense of seclusion and tranquillity. Internally, the home is beautifully maintained throughout, with spacious and versatile accommodation arranged over two floors. The heart of the home is the impressive Treyone kitchen, fitted with a range of high-quality cabinetry and premium integrated appliances, creating an ideal space for both everyday living and entertaining.

The well-proportioned reception rooms enjoy an abundance of natural light and take full advantage of the property's picturesque rural setting, while four generously sized bedrooms provide comfortable family accommodation.

Outside, the property is surrounded by mature gardens featuring an abundance of established trees, shrubs and planting, creating a private and attractive environment throughout the seasons. The grounds extend to include a detached carport and substantial double garage, offering excellent parking and storage facilities.



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Accommodation

Entrance via a uPVC door with double glazed inset opening into:-

Hallway

Doors off to ground floor rooms, LED down lights, radiator.

Ground Floor Shower Room

Walk in double sized shower with mixer shower over and glazed shower screen, low-level W.C, marble wash hand basin with mixer tap over, chrome dual heated towel radiator, tiled floor to ceiling, LED downlights, under floor heating, sun tunnel.

Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations, radiators, LED downlights, television point, door leading into:-

Sunroom

uPVC double glazed windows to the rear elevation, radiator, telephone point.

Utility / Pantry

Bespoke Treyone cabinetry incorporating a built-in pantry with oak spice racks, integrated full height freezer, broom cupboard, Silestone worktops with undermount stainless steel sink, radiator, coat cupboard, uPVC triple glazed window, access to sunroom, laundry room, w.c and boot room.

Laundry Room

uPVC double glazed window to the rear elevation, under counter space and plumbing for washing machine, under counter space for tumble dryer, radiator.

Rear Porch

uPVC double glazed window to the side elevation, uPVC stable door leading to the side elevation.

W.C

Obscure uPVC double glazed window to the side elevation, low-level W.C, radiator, wash hand basin with individual taps and tiled splashback.

Kitchen

Bespoke Treyone fitted kitchen at the heart of the home, Silestone quartz worktops with matching sink, boiling tap, Neff integrated combi micro and pyro single oven with slide and hide door, fully integrated fridge and Fisher & Paykel dish drawers, painted island with blue pearl granite worktop and seating for two, induction hob with Neff extractor above, LED downlights, under floor heating, stairs rising to the first floor.

Dining Room

uPVC double glazed window to the front elevation, triple aspect having uPVC double glazed windows to the side and front elevations, uPVC double glazed double doors leading to the garden, radiator, under floor heating.

Bedroom

uPVC double glazed window to the front elevation, radiator.



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First Floor

Doors off to all first floor rooms, wooden window to the side elevation.

Bedroom

Dual aspect having uPVC double glazed window to the rear and side elevations, access to attic via loft hatch, radiator.

Bedroom

uPVC double glazed window to the side elevation, Velux skylights to ceiling, radiator, built in eaves storage.

Bathroom

Bath with panelled surround and mixer shower tap over, wash hand basin with mixer tap over and vanity storage below, low-level W.C, LED downlights, chrome heated towel radiator, partially tiled.

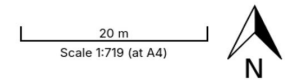
Bedroom

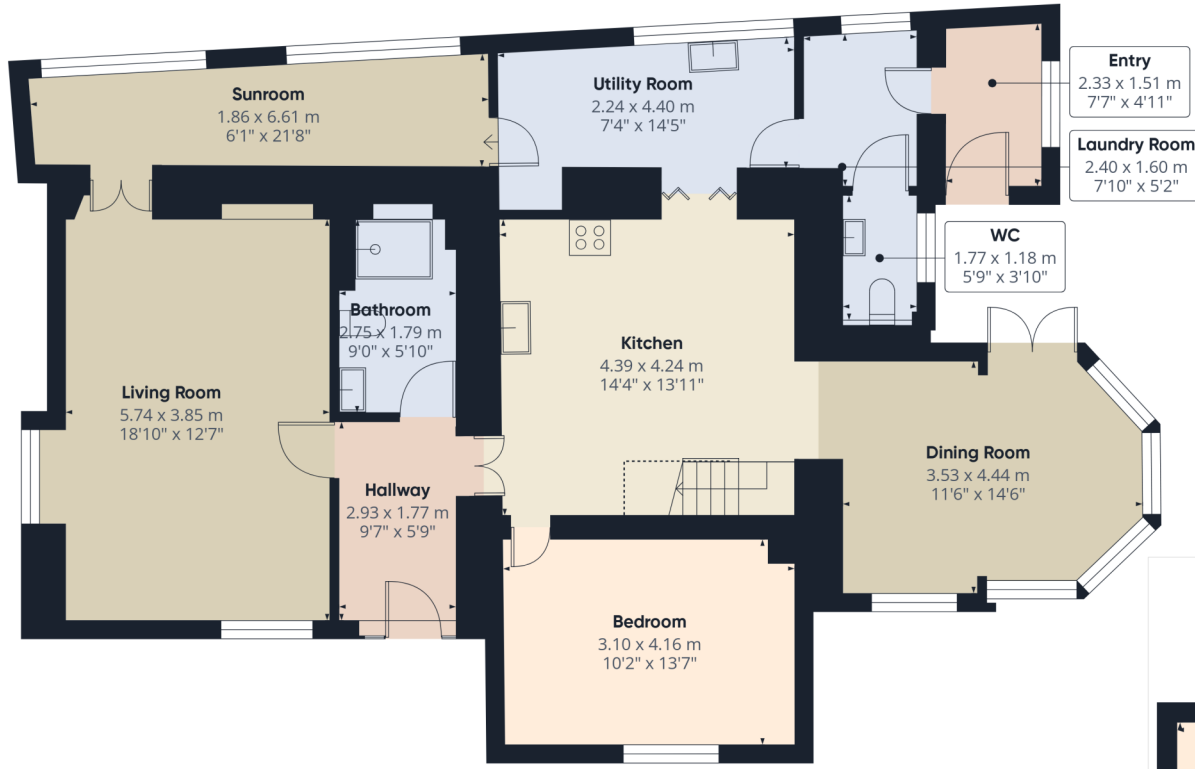
uPVC double glazed window to the front elevation, radiator.





Produced on Land App, Jun 2, 2026.
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Floor 0 Building 1

Approximate total area⁽¹⁾

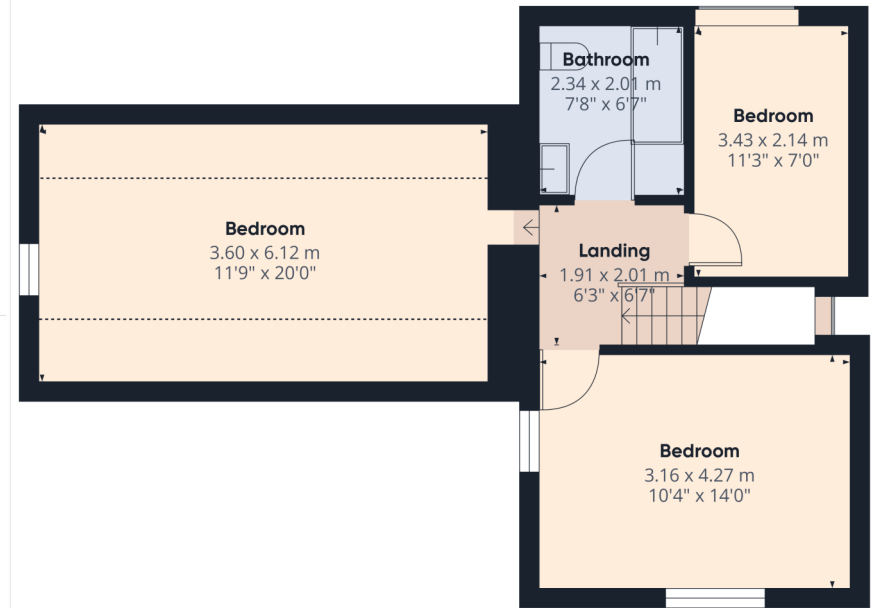
163.5 m²

1761 ft²

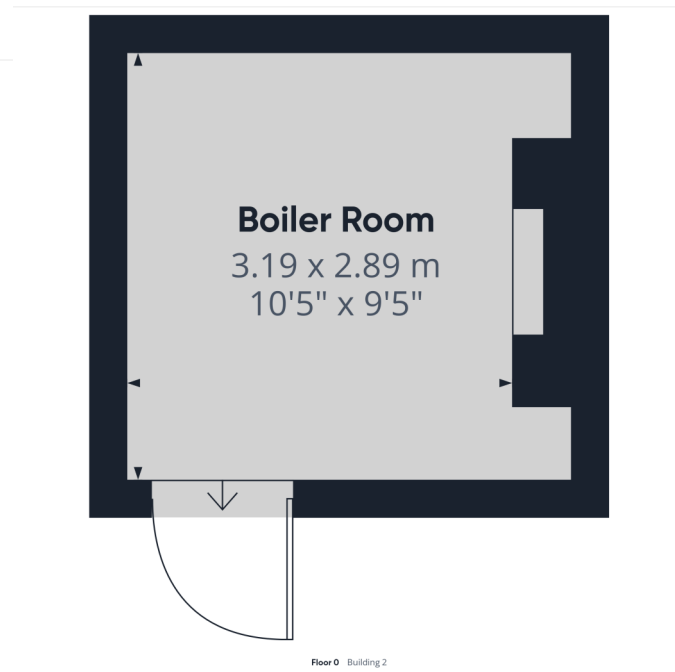
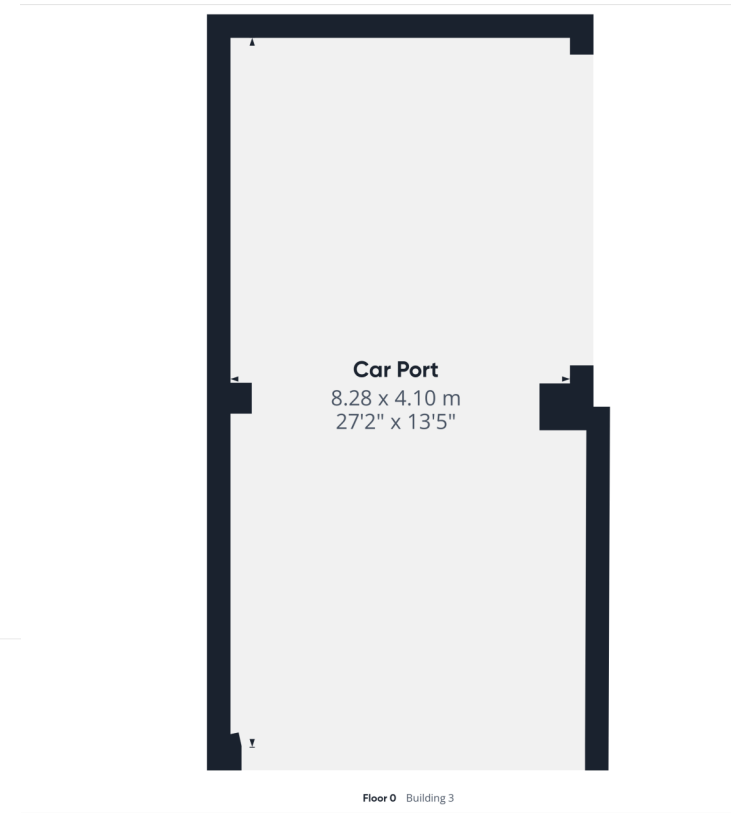
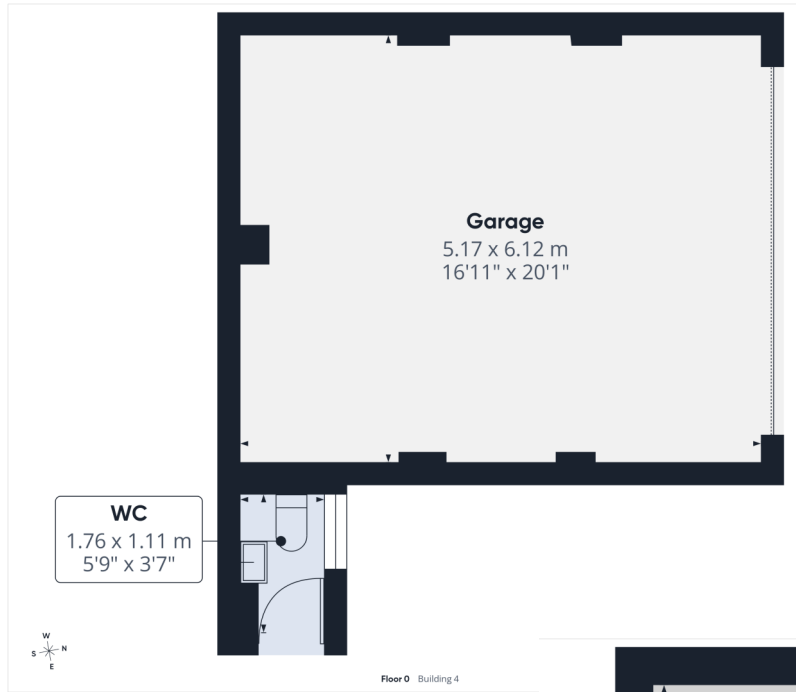
Reduced headroom

10.6 m²

114 ft²



Floor 1 Building 1



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Outside

The property is approached via a private driveway providing ample parking and access to the detached carport and double garage.

The grounds are a particular feature of the property, extending around the house and enjoying a high degree of privacy. Predominantly laid to lawn, the gardens are interspersed with an impressive variety of mature trees, established shrubs and colourful planting, creating a wonderful parkland-style setting and providing year-round interest.

Numerous areas throughout the grounds offer ideal spaces for outdoor entertaining, relaxation and enjoying the peaceful surroundings. The elevated position of the property allows for stunning far-reaching views across the surrounding Cornish countryside.

A former tennis court is situated within the grounds and, whilst currently requiring refurbishment, offers considerable potential for reinstatement, providing an excellent recreational facility for future owners.

The extensive gardens, mature landscaping and beautiful rural outlook combine to create a truly special outdoor environment, perfectly complementing this impressive country home.



Double Garage

The spacious garages offer the opportunity to be utilised for a multitude of uses with the convenience of power and water, accessed via an up and over door.

Services

Mains water, electricity, private drainage and oil fired central heating.

⚡ EE Rating - D

£ Council Tax Band - E

/// Directions

What3Words – replace.warp.fever

👤 Virtual Tour

<https://tour.giraffe360.com/aefc3c94c7ee496986577e7e2e63c121>

Viewings strictly by appointment only

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