



Chapel Lane

Trethurgy

St Austell

PL26 8YE

Guide Price £650,000

- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- EXPANSIVE REAR GARDEN + PLUS ADDITIONAL PASTURE
- TWO RECEPTION ROOMS
- BEAUTIFUL DETACHED CHARACTER COTTAGE
- PEACEFUL TUCKED AWAY LOCATION
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- NEW KITCHEN IN 2024
- PERFECT FAMILY HOME
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1270.14 sq ft



4



2



2



G13

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this picturesque, four-bedroom, detached property to the market. The cottage has been thoughtfully renovated to a high standard while still preserving its original features, which add a unique charm and warmth to the home.

Upon entering you are greeted by a light and airy entrance porch with doors leading into spacious lounge that invites natural light and boasts beautiful views out on the garden, creating a welcoming atmosphere - at the heart of the room is a stunning stone fireplace, complete with a fully functioning log burner. From here, the well-equipped kitchen/diner houses a variety of integrated appliance, storage cupboards and plenty of worktop space, providing ample room for culinary creations - this area is perfect for entertaining guests or enjoying a meal with loved ones.

This home exudes space by showcasing four generous bedrooms and family bathroom, allowing plenty of space of a growing family or those seeking multi-generational living.

Externally, the property exhibits an expansive garden, which not only bathes in sunlight but also presents a picturesque open countryside outlook. This peaceful outdoor space is complemented by an abundance of mature foliage, offering a delightful opportunity for gardening enthusiasts or those simply wishing to enjoy the beauty of nature. This oasis is perfect for social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine. To the front of the property, there is a spacious single garage with side access and a generous driveway, with parking for multiple vehicles, making it easy for loved ones to visit.

In addition, the property also benefits from a pasture of land, which has been well cared for, presenting a rare chance to purchase a manageable parcel of greenfield land in a highly sought-after area. Whether you're looking to expand an existing agricultural enterprise, start a smallholding, or simply enjoy a slice of the countryside, this pasture presents a wealth of possibilities.

This property is connected to mains water, electricity and drainage - the heating is distributed via LPG gas bottles. Also falling under Council Tax Band C.

LOCATION

Trethurgy, is a small village located on the outskirts of St Austell, which offers a wide range of shopping, coffee shops, restaurants and local leisure centre. It is situated within the catchment area of the local primary school of Mount Charles and secondary schools of Penrice and Poltair Academies. St Austell has a mainline railway station providing direct access to London Paddington and Penzance. The picturesque harbour at Charlestown is only a short drive and has been used as the setting for numerous period dramas and films including The Eagle Has Landed, Mansfield Park and Poldark, and remains popular due to the fabulous

setting and quality dining. The area is also home to the breathtaking Lost Gardens of Heligan and of course the world famous Eden Project.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

12'0" x 7'4" (3.68m x 2.25m)

Double glazed windows throughout. Multiple plug sockets. Skirting. Engineered wooden flooring. Door leading out on to the garden.

LOUNGE

18'0" x 11'11" (5.49m x 3.64m)

Skimmed ceiling. Recessed spotlights. Wall mounted consumer unit. Three, double glazed windows. Beautiful stone fire place, with fully functional wood burner. Two radiators. Skirting. Engineered wooden flooring. Doors leading into:

KITCHEN/DINER

24'6" x 9'1" (7.48m x 2.78m)

Installed in 2024 - Skimmed ceiling. Recessed spotlights. Exposed beams. Multiple double glazed windows. A range of wall and base fitted storage cupboard and soft-close drawers. Ceramic, white, wash basin with additional drainage board. Integrated electric oven and four ring Lamona hob. Integrated dishwasher and fridge freezer. Multiple plug sockets. Radiator. Skirting. Engineered wooden flooring. Door leading out onto the drive.

BEDROOM FOUR

11'7" x 9'10" (3.54m x 3.02m)

Skimmed ceiling. Recessed spotlights. Exposed beams. Two, double glazed windows to the front aspect of the property. Multiple plug sockets. Engineered wooden flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Recessed spotlights. Dual aspect double glazed windows. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

12'3" x 8'9" (3.75m x 2.67m)

Vaulted ceiling. Recessed spotlights. Exposed beams. Double glazed window to the front aspect. Radiator. Multiple plugs sockets. Skirting. Carpeted flooring. Door leading into:

W.C.

4'9" x 2'11" (1.47m x 0.90m)

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the side aspect. W.C. Skirting. Exposed floorboards.

AIRING CUPBOARD

5'0" x 2'8" (1.54m x 0.82m)

Skimmed ceiling. Frosted double glazed window to the side aspect. Wall mounted Baxi Boiler. Space for a washing machine and tumble dryer. Exposed wooden floorboards.



BEDROOM TWO

9'9" x 9'1" (2.98m x 2.78m)

Vaulted ceiling. Access into a partially boarded loft space. Double glazed window to the front aspect. Radiator. Multiple plugs sockets. Skirting. Carpeted flooring.

BATHROOM

7'7" x 7'4" (2.32m x 2.25m)

Skimmed ceiling. Recessed spotlights. Frosted double glazed window to the rear aspect. Extractor fan. Mains fed shower over the bath. Splash-back tiling throughout. Wash basin with mixer tap and additional storage underneath. Radiator. W.C. Skirting. Exposed floorboards.

BEDROOM THREE

12'4" x 7'0" (3.76m x 2.14m)

Double glazed window to the front aspect of the property. Radiator. Multiple plugs sockets. Skirting. Carpeted flooring.



OUTSIDE

Externally, the property exhibits an expansive garden, which not only bathes in sunlight but also presents a picturesque open countryside outlook. This peaceful outdoor space is complemented by an abundance of mature foliage, offering a delightful opportunity for gardening enthusiasts or those simply wishing to enjoy the beauty of nature. This oasis is perfect for social gatherings, delving into your favourite novel or simply soaking up the Cornish sunshine.

LAND

The land is currently has been well cared for, presenting a rare chance to purchase a manageable parcel of greenfield land in a highly sought-after area. Whether you're looking to expand an existing agricultural enterprise, start a smallholding, or simply enjoy a slice of the countryside, this pasture presents a wealth of possibilities.

GARAGE

14'11" x 13'6" (4.55m x 4.13m)

Metal up and over door. Plug sockets. Side door, for easy access.

PARKING

This property benefits from a generous driveway, with parking for multiple vehicles.

SERVICES

This property is connected to mains water, electricity and drainage - the heating is distributed via LPG gas bottles. Also falling under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: G

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - Good

Parking: Garage, Driveway, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: There is truncated strip of bronze footbath that is entirely unused. It is not accessible by public roadways or paths so has never had anyone walk on it during the period we've lived in the property.

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

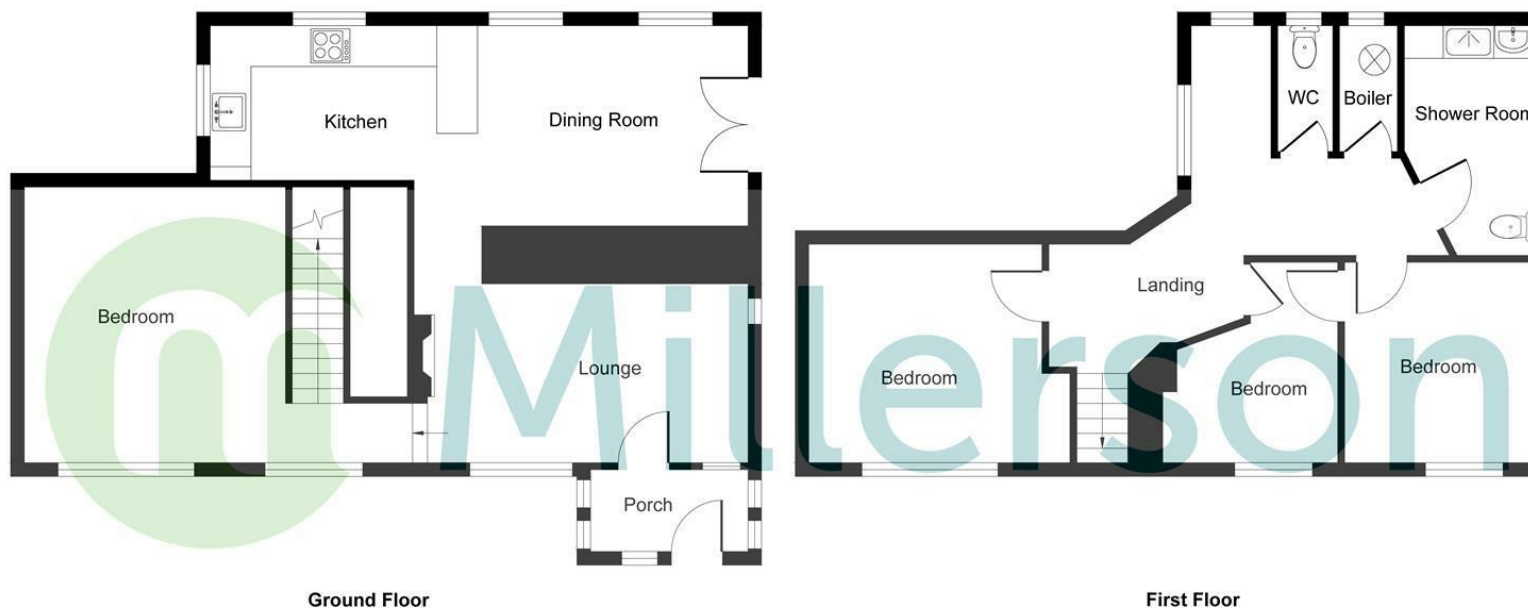
Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	13	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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