



MAY WHETTER & GROSE

TRELEWACK COTTAGE, CROSSWYN, ST EWE, PL26 6EX PRICE GUIDE £435,000



**** VIDEO TOUR AVAILABLE ON REQUEST****

A UNIQUE OPPORTUNITY TO PURCHASE AN IDYLIC CHAIN FREE DETACHED GRADE II LISTED COTTAGE BOASTING WELL STOCKED LARGE GARDENS WITH TWO/THREE BEDROOMS. THE PROPERTY IS BRIMMING WITH CHARACTER FEATURES AND OFFERS PRIVACY AND SECLUSION. FURTHER BENEFITS INCLUDE A FIBRE LINK TO THE PREMISES. THE HOME IS BEAUTIFULLY PRESENTED, AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS TRULY ENVIABLE LOCATION ON THE ROSELAND PENINSULA. WITH ITS LARGE SOUTH FACING PLOT AND ABUNDANCE OF FRUIT TREES THE PROPERTY COULD MAKE AN IDEAL "OFF GRID" LOCATION. WITH THE ADDITION OF SOLAR AND WATER BORE HOLES THE PROPERTY COULD BE A DELIGHTFUL PROPERTY FOR THOSE SEEKING THE QUIET LIFE! (ALL SUBJECT TO CONSENT AND SURVEY)
EPC: EXEMPT.



Location

Located between Pentewan and Gorran Haven and inland from the picturesque working fishing village of Mevagissey. The property is on the Roseland Peninsula. St Austell town centre is approximately 6 miles away and offers a wide range of shopping and recreational facilities, and a mainline railway station. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 10 miles from the property.

Directions

From St Austell, head out and down through London Apprentice and the Pentewan Valley heading up the hill towards Mevagissey and past Pentewan Holiday Park. At the top of the hill, at the cross roads, turn right. Follow the road out towards the Lost Gardens Of Heligan. After about 1 mile there is a sharp left hand bend, which is approximately 200 yards before the entrance to the Lost Gardens. Follow the road and turn right: signposted St Ewe & Polmassick, Continue along this road turning right when entering St Ewe. Follow the road down hill for approx. 300 yards where Trelewack Cottage is located on the left hand side of the road.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Lounge

12'11" x 11'11" max (3.96m x 3.65m max)



with slate hearth and wooden mantel over, with recess to the right hand side for logs. BT OpenReach fibre link to premises. Exposed ceiling beams. Textured walls. Opening/serving hatch through to kitchen. Radiator.



Hardwood door provides external access into lounge. Single glazed multi panel window with deep sill to front elevation which doubles as a window seat. Doors through to kitchen diner and study/bedroom three. Open back stairs to first floor. Original slate flooring upon entering and carpeted flooring in the remainder of the lounge area. Open focal fireplace

Study/Bedroom Three

11'8" x 4'4" (3.57m x 1.34m)



A delightful twin aspect room with single glazed window to front and rear elevation. Currently utilised as an office. This room would house a single bed should a third bedroom be required.

Kitchen Diner

11'9" x 10'3" (3.6m x 3.13m)



Wood frame single glazed window to front elevation with deep sill doubling as a window seat, offering delightful outlook over open countryside to the front in the distance. Original slate tiled floor. Opening through to rear access. The kitchen is a high quality German Pronorm kitchen with a Siemens halogen hob and dishwasher. Matching wall and base kitchen units. Square edge polished black granite work surfaces with matching splash back. Stainless steel sink with central mixer tap. Tiled walls to water sensitive areas, textured walls, exposed ceiling beams and space for additional kitchen appliances. Space for dining table. Oil fired Rayburn Supreme (with side cloam oven) capable of cooking with back boiler which services the cottages radiators. Wall mounted thermostat.



Rear Access

9'8" x 6'9" (2.97m x 2.06m)

Wood frame stable door to side elevation allowing external access with further single glazed windows to side. Twin doors open to provide access to a useful utility cupboard - currently housing a washing machine with tumble dryer on top with the hot water cylinder to the right hand side. Slate tile flooring. Door through to shower room. Wood clad walls. Enclosed mains fuse box.

Shower Room

8'11" x 7'10" (2.73m x 2.39m)

Wood frame single glazed window to rear elevation overlooking the elevated spacious rear garden laid to lawn. Matching three piece classic shower suite comprising low level flush WC, ceramic hand wash basin with classic style hot and cold taps and open shower enclosure with wall mounted electric shower. Tiled walls to water sensitive areas. Slate tiled flooring. Radiator. Louver door opens to provide access to a useful inbuilt storage recess. Fitted extractor fan. Textured ceiling.

Landing

2'9" x 7'1" (0.84m x 2.16m)

With doors off to double bedrooms one and two.
Exposed floor.

Principal Bedroom

10'7" x 13'1" (3.24m x 3.99m)



Wood frame single glazed window to front elevation affording delightful far reaching views over the surrounding area. Open fire which we understand is in working order. There is a metal plate that will need removing to reinstate this. Exposed wood flooring. Radiator. A generous principle bedroom. Loft access hatch.

Bedroom Two

12'9" x 10'5" (3.91m x 3.19m)



Wood frame single glazed window to front elevation again affording tremendous far reaching views over open countryside to the front of the property. Exposed wood flooring. High level storage recess. Radiator. Loft access hatch.

External Description



Overall the Cottage sits in a very large South Facing plot and already has an abundance of fruit trees etc. With the addition of solar and water bore holes the property would offer an ideal location and opportunity for "off grid" living. (subject to consents and surveys) Set back from the road. To the front of the property original slate steps lead up to provide access to the front of the property and front access door. To the right hand side a wooden gate provides access and to the left hand side, a gate opens to provide access to a pebbled walkway. Well enclosed with wood fencing. The boundaries are clearly defined with stone wall to the right, a grass bank to the front and evergreen shrubbery to the left.



The left hand side steps lead up to a delightful patio area which catches a phenomenal amount of sun this area provides access into the rear. Immediately to the rear of the property is an outdoor tap with granite chipped walkway across the rear of the property to a hidden garden located to the rear. This area also houses the property's oil tank with further storage bin offering storage for coal and logs. A major selling point for this delightful property is the spacious rear garden laid to lawn. Steps lead up from the patio area, providing access. At the top of the steps located to the front is a wooden storage area. The rear garden slopes upwards and is extremely well stocked with an array of planting and shrubbery with a number of fruit trees including apples, pears and cherry trees.



The property benefits from private drainage and also has a useful wooden shed to the top right hand corner. At the midway section is a further area of slate topped patio with bespoke wooden seating next to a sunken pond. Another delightful al fresco dining area. This plot does not suffer from street light interference and offering truly remarkable evenings and complete privacy. A fantastic area to live and rest.

Agents Note

From the loft hatch in bedroom one we understand that there is a drop down ladder and this side of the loft is boarded offering tremendous storage facilities. The loft space over bedroom two is not boarded and has no ladder.

Interested parties are advised that the property has its own septic tank offering private drainage.

We are also advised that the Grade II listed property is built with Cobb with render.

The vendor has advised us that they park in the lane opposite the cottage via agreement with the landowner, with additional parking further along the lane. There is space to create additional parking on the plot.

Council Tax Band: D



Ground Floor



First Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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