



MAY WHETTER & GROSE

**SCHOOL COTTAGE SCHOOL LANE, TREGREHAN MILLS,
PL25 3TJ**

OFFERS IN EXCESS OF £250,000



LOCATED IN THE POPULAR SOUGHT AFTER HAMLET OF TREGREHAN MILLS A SHORT WALK INTO THE COUNTRYSIDE, OFFERED WITH NO ONWARD CHAIN. SET WITHIN A GENEROUS SIZE GARDEN IS THIS DETACHED EXTENDED PERIOD FORMER SCHOOL HOUSE KEEPERS COTTAGE. THOUGH REQUIRING FULL REFURBISHMENT THROUGHOUT OFFERS GREAT SCOPE AND POTENTIAL. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION. EPC - E



Location

Tregrehan is considered to be a quiet and tranquil village within reasonable distance of the award winning Eden Project, the town of Fowey with its range of restaurants and coastal walks, and the historic port of Charlestown. The recently regenerated St Austell town centre is situated a short drive away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The Cathedral city of Truro is situated approximately 13 miles away from the property.

Directions

Head out onto the A390 towards the village of Tregrehan, opposite St Austell Garden Centre turn left, follow the road along past Boscundle Manor on your left hand side and come into the village of Tregrehan Mills. Head past the turning on the right signposted Bodelva carry on past the open green and children's playpark on the right hand side. Go past Chapel Lane on the left hand side taking the next left onto School Lane. Head up towards the top and the property is located on the right hand side just before the original School House. A board will be erected for convenience.

Accommodation

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



Set back behind high formal hedging the driveway opens into the formal garden area. Slate and granite stone paved entrance leads to extended porch. With obscure lead glazed patterned front door into entrance vestibule with porthole style windows to the sides. Internal wood glazed door opens through

Lounge

12'5" x 17'11" - max (3.79 x 5.48 - max)



Into the main reception room. With turning staircase to half landing. The character and charm can be seen immediately with exposed beam ceilings and part exposed stone wall. Slate sill window bench seat with double glazed window above. Door through to rear additional reception room and stable door into the kitchen/diner and sun room.



Reception Room To Rear

19'0" x 6'2" (5.8 x 1.9)



Door into reception room to rear. The extension to the rear is of sub standard construction with single block and dry lining with asbestos roof. Four windows. Power, light and radiator. Door into reception room to rear. The extension to the rear is of sub standard construction with single block and dry lining with asbestos roof. Four windows. Power, light and radiator. Stable latch door with steps down into kitchen/diner and onward out onto the sun lounge.

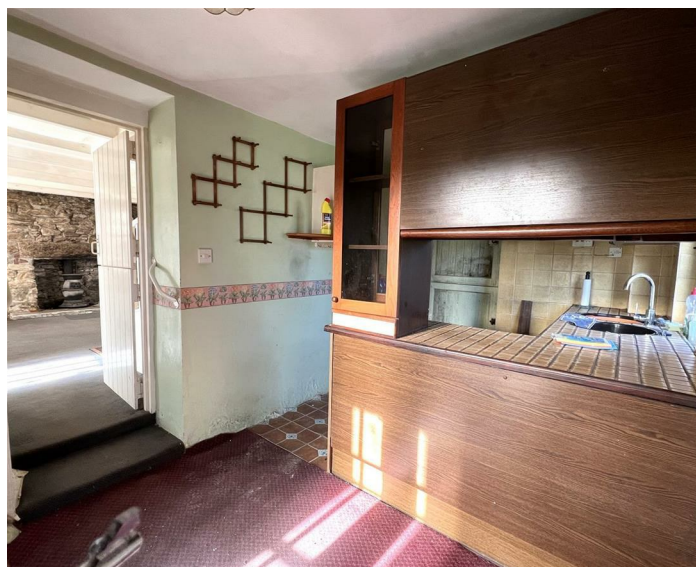


Kitchen Diner

14'5" x 7'6" (4.4 x 2.3)



Double doors lead through to the sun lounge conservatory to the front. The kitchen has a double glazed window to the side and door opening onto a small rear courtyard. There is a small range of wall and base units.



Sun Lounge



With double glazed window to side and stable door out onto the rear. Wood glazed double doors opening through into sun lounge/conservatory to the front.

Shower Room

5'10" x 4'3" (1.8 x 1.3)



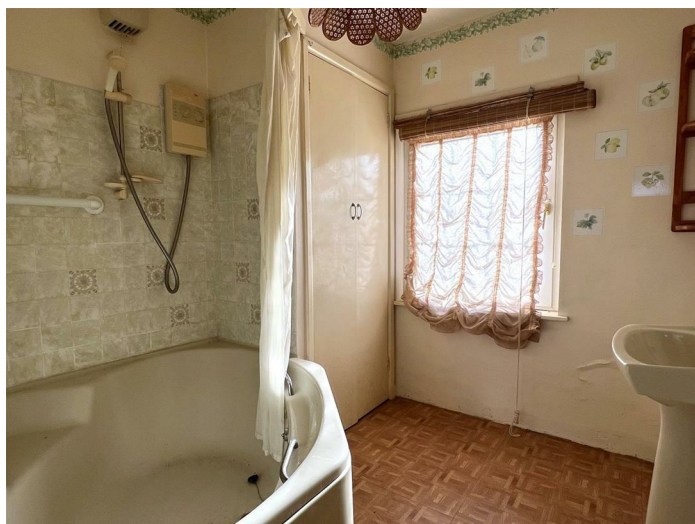
Comprising low level WC, hand basin with part tiled splashback and curved doors into shower cubicle with obscure window to the side.

Bathroom

9'10" x 7'6" (3 x 2.3)



Turning staircase to half landing, the staircase then splits to both sides. To the right steps up lead to the wash facilities with obscure circular glazed window.



Currently incorporating a large corner bath, there are double doors into storage. Obscure double glazed window to front. Hand basin with tiled splashback. Radiator. Pull cord heater.

Opposite the steps go up to the two bedrooms.

Bedroom

8'2" x 7'10" (2.5 x 2.4 Maximum measurements over bulk head)



Situated above the stairs with over stairs bulk head. Double glazed window with window seat to the front and having wall mounted radiator.

Principal Bedroom

11'9" x 8'10" (3.6 x 2.7)



Located to the front with a similar outlook with double glazed window and bench seat. In-built wardrobes. Wall mounted radiator.

Outside



With a backdrop of open fields and neighbouring gardens the property is set back towards the back boundary with open spaces to both sides. The garden is mainly laid to lawn with shrubbery and planting. To one side is the granite stone wall of the original school house. Outside is the oil tank for the heating and floor mounted boiler to the side rear.



Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

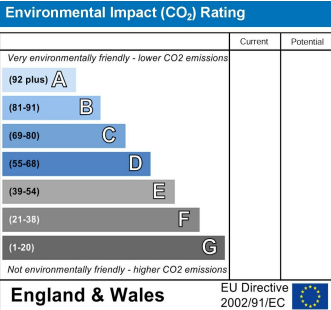
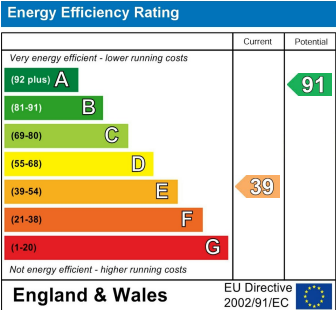
Though a charming character cottage it does require a full refurbishment, if requiring a mortgage please do check with your lender. The original cottage is mainly granite and stone construction with the extension and roof added in approx 1982

Floor Area

The floor area measurement is taken from the EPC.

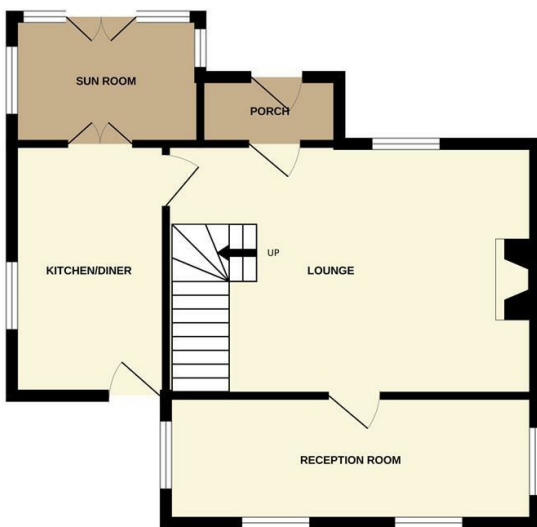
Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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