



M A Y W H E T T E R & G R O S E

TRESKILLING FARM COTTAGE , LUXULYAN, PL30 5EL GUIDE PRICE £495,000



A CHARMING DETACHED STONE COTTAGE, ORIGINALLY DATING BACK TO THE 17TH CENTURY, IS NOW AVAILABLE FOR SALE WITH NO ONGOING CHAIN.

CAREFULLY REBUILT IN 2009 WITH METICULOUS ATTENTION TO DETAILS, THE PROPERTY RETAINS ITS ORIGINAL STONE CONSTRUCTION WHILE INCORPORATING ALL NEW AMENITIES, INCLUDING THE INSTALLATION OF WATER BASED UNDERFLOOR HEATING, ENERGY-EFFICIENT INSULATION AND A RADON SUMP. PHOTOGRAPHS DOCUMENTING THE CONSTRUCTION PROCESS ARE AVAILABLE FOR VIEWING. THE PROPERTY IS SITUATED IN A WELL-

REGARDED AREA WITHIN THE HAMLET OF TRESKILLING. IT IS ELEGANTLY PRESENTED THROUGHOUT, SHOWCASING NUMEROUS CHARACTER FEATURES THAT HIGHLIGHT THE DELIGHTFUL LOCAL GRANITE SOURCED FROM THE AREA. NOTABLY, THERE ARE FEATURE FIREPLACES POSITIONED ON EITHER SIDE OF THE SPACIOUS DOUBLE ENDED LIVING ROOM. ADDITIONAL BENEFITS INCLUDE OIL-FIRED CENTRAL HEATING AND WATER BASED

UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR, AS WELL AS A MENDIP MULTI-FUEL STOVE. THE HOME IS PRESENTED IN EXCELLENT CONDITION, A TESTAMENT TO THE DEDICATION OF ITS CURRENT OWNERS WHO HAVE INSTALLED ENGINEERED WOOD FLOORING THROUGHOUT THE GROUND FLOOR AND CARPETED THE UPPER LEVEL. ADDITIONAL UPGRADES INCLUDE AN ELECTRIC VEHICLE CHARGING POINT, REMOTE APP-CONTROLLED HEATING CONTROLS AND REMOTE OIL TANK MONITORING. LOW ENERGY DOWNLIGHTERS ARE FITTED THROUGHOUT THE PROPERTY AND THE RADIATORS HAVE THERMOSTATIC VALVES. THIS WELL-STOCKED, MANAGEABLE GARDEN FEATURES ELEVATED GRANITE STONE WALLS THAT

ENCIRCLE THE HOUSE. THE GARDEN BOASTS A DIVERSE ARRAY OF PLANTS, INCLUDING CAMELIAS, SMALL APPLE TREES, ROSES AND OTHER VARIETIES CREATING AN EFFORTLESS TO MAINTAIN HAVEN THAT OFFERS A DELIGHTFUL EXPERIENCE OF THE LOCATION AND SETTING. EPC - C

SEE AGENTS NOTES



Location

The property is conveniently located very to near Treskilling Moor, a popular destination for cyclists, walkers and dog walkers. A clay trail leads to the award-winning Eden Project, approximately two miles away.

Within the Luxulyan Valley, there are also woodland walks and the impressive Treffry Viaduct all within walking distance of the property.

The popular village of Luxulyan is less than a mile away and offers a range of local amenities, including a shop/post office, public house, primary school, village hall and church.

The town of St Austell is situated approximately five miles away and provides a range of shopping, educational and recreational facilities. It features a mainline railway station, leisure centre, primary and secondary schools and supermarkets.

Other Cornish treasures within easy reach include the picturesque Port of Charlestown with shops, galleries, pubs, bars and restaurants. Fowey is renowned for its pretty estuary. It has an array of shops, restaurants and coastal walks. Furthermore, the picturesque Fishing Port of Mevagissey with its scenic harbour and coastal and sea fishing trips. The Cathedral City of Truro is approximately nineteen miles away and has a diverse range of shopping, restaurants theatre and supermarkets.

Treskilling is well-positioned for those seeking to utilize the beaches on both the South and North coasts and enjoys a more relaxed pace of life, even in the peak tourist season. Bodmin, Padstow, Rock, Polzeath, Port Issac and Wadebridge, are all within an easy drive.

Directions:

Treskilling can be approached from a number of ways, including;

From the A30 take the A391 towards the Eden Project. At Bugle turn left at the traffic lights onto the B3374 towards Penwithick and take the first turn left after exiting Bugle towards Bowling Green. At the T junction (with little green house opposite) turn left and then first right. Proceed up and over the top of Treskilling Moor and as you come down the hill go past Treskilling Farm. Treskilling Farm Cottage is immediately on the left opposite the white building Penraf.

From St Austell head out to the front entrance of the Eden Project. Follow the road and signs for St Blazey/Luxulyan, past Henry Orchards Scrap Metal and follow the road out and along as it winds down through towards the hamlet of Rosemellan and in to

the village of Luxulyan. As you head down the hill to the village, turn left, after the public house signposted Treskilling. Continue along this road where Treskilling Farm Cottage can be located on the right hand side set back behind two five bar gates.

Accommodation:

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

Bespoke hard wood front door with upper multi panel double glazed inserts allows external access into:

Entrance Porch:

5'4" x 5'0" (1.65m x 1.53m)



Well lit with hard wood double glazed windows to front and side elevations with further hard wood door allowing access to the open plan living room. Slate flooring.

Living Room:



This splendid and versatile room has ample natural light thanks to the four bespoke hard wood framed double glazed windows. Additionally, there is a bespoke hard wood double glazed window in the chimney recess, which was formerly a Cloke oven,

that affords a glimpse of the upper rear garden. Two large fireplaces with large exposed granite lintels and slate hearths flank this impressive and spacious room. The left hand side fireplace houses a Mendip wood burner; there is a Firehawk carbon monoxide monitor. There are mains powered (with battery back up) fire and smoke detectors in both living room and kitchen which are interlinked. This large room provides flexible living accommodation, at present set up as a TV area, one end and at the other a space for the family to relax by the wood burner. Twin original wood doors provide access to the electricity consumer unit and heating hub, which has remotely accessible controls for underfloor heating. Bespoke oak stairs lead to the first floor landing. An in-built door below, provides access to the generous size under-stairs storage and coat cupboard.



Kitchen/Diner:
27'3" x 9'6" (8.32m x 2.92m)



The living room opens into the kitchen and dining area. The spacious through kitchen/diner is well lit with bespoke hard wood double glazed windows on the left elevation, three bespoke wood framed double glazed windows on the rear elevation and a large bespoke feature hard wood frame double glazed floor to ceiling window on the right elevation that provides ample natural light. Matching kitchen wall and base units feature an integrated dishwasher, fridge/freezer, a recently installed washer/dryer. Roll top work surfaces are present. A stainless steel one and half bowl sink with matching draining board and central mixer tap. An electric oven with a buttonless induction hob is fitted above with fitted extractor hood above it. The kitchen units are equipped with soft close technology. There is ample space for a generous dining table on the right side of the room. Engineered oak flooring is installed, and the vaulted ceilings continue to a height of 3.70 meters, creating a sense of light and space in this versatile room.





Family Bathroom:
9'9" x 5'7" (2.99m x 1.72m)



First Floor Landing:
11'6" x 6'10" (3.52m x 2.09m)



(maximum measurement)
Two circular light wells offering natural light. Wooden doors off to bedrooms one, two, three and family bathroom. Loft access hatch, carpeted flooring. Bespoke oak banister.

(maximum measurement)
A well appointed bathroom suite featuring a bespoke wood frame double glazed window with obscure patterned glass on the side elevation, providing natural light. The suite includes a matching four piece white Roca bathroom suite comprising a low level flush WC with dual flush and soft close technology, a pedestal hand wash basin with central mixer tap, panel enclosed bath with central mixer tap and a separate corner shower cubicle with sliding glass shower doors and a wall mounted shower. Tiled walls are installed in water sensitive areas, and laminate flooring is used throughout. A heated towel rail and an extractor fan are also present. The suite features a wall mounted electric light with a plug in shaver point and deep window sill that offers storage options and serves as a clear indicator of the thickness of the original stone walls.



Bedroom Two:
10'3" x 7'9" (3.13m x 2.37m)



(maximum measurement)
A beautiful double bedded room with two bespoke hard wood frame double glazed windows to front elevation combining to provide a great deal of natural light. Radiator. Carpeted flooring.

Bedroom Three:
9'3" x 6'6" (2.83m x 2.00m)



A stylish compact room that is currently set up as a single bedroom. Bespoke hard wood frame double glazed window to front elevation (double opening fire escape windows with no central pillar). Radiator. Carpeted flooring.

Principal Bedroom:
12'7" x 10'4" (3.86m x 3.16m)



(maximum measurement)
A spacious king size bedroom, well lit by two bespoke hard framed wood double glazed windows that provides ample natural light. The room features carpeted flooring and a radiator. Twin doors offer to an in-built storage cupboard with hanging and additional storage options. Wall mounted thermostatic controls with hanging and additional storage options. Wall mounted thermostatic controls for the top floor. A door leads to an en-suite shower room.

En-Suite Shower Room:
6'5" x 4'10" (1.96m x 1.48m)



(maximum measurement)
The suite is equipped with a fitted tiled shower cubicle featuring a sliding door, a Roca sink and a toilet with concealed flush and recessed controls. The walls in water sensitive areas are tiled, and an extractor fan is provided. A wall mounted electric light with a plug in shaver point is also included. The suite is finished with a heated towel rail and laminate flooring.

Outside:



Treskilling Farm Cottage is located off a quiet country lane and has off road parking for three vehicles.

To the left, twin five bar gates provide access to the gravel front courtyard. The property is well enclosed with established Cornish granite stone walling. To the left, large granite steps lead up to a raised area of lawn complete with two interlinked sheds. The main shed offers ample storage space for garden furniture, gardening equipment, beach, DIY equipment and a barbecue. The smaller shed is currently used by the vendor as a wood store. This area features racks for water sports storage and wet suit drying, and there are also racks for kayak/paddle board storage to the rear of the sheds. The raised areas of grass receives ample sunlight. The current owners have a picnic table and chairs located in the far corner to maximize this space.

The raised area of grass spans the side of the property, with a lower gravel area leading down to the rear lawned garden. Well-enclosed with Cornish granite stone walls and stocked with a variety of plants sourced from the Duchy Nursery, the garden is easy to maintain. A high level wooden fence with mesh provides a dog friendly space. The oil-fired grant boiler is externally sited and tucked away in the rear corner of the property.



The rear grass area again enjoys ample sunlight and benefits from an outdoor tap. Flowing around the right side of the property, it is well-enclosed with low level fencing and open countryside in the distance, showcasing the village of Luxulyan with open fields to the right, left, and beyond.

Water butts are fitted both front and rear of the property.

A viewing is essential to fully appreciate this exceptionally well-kept and beautiful stone cottage.





Council Tax Band - D

Broadband and Mobile Coverage

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

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 Note:

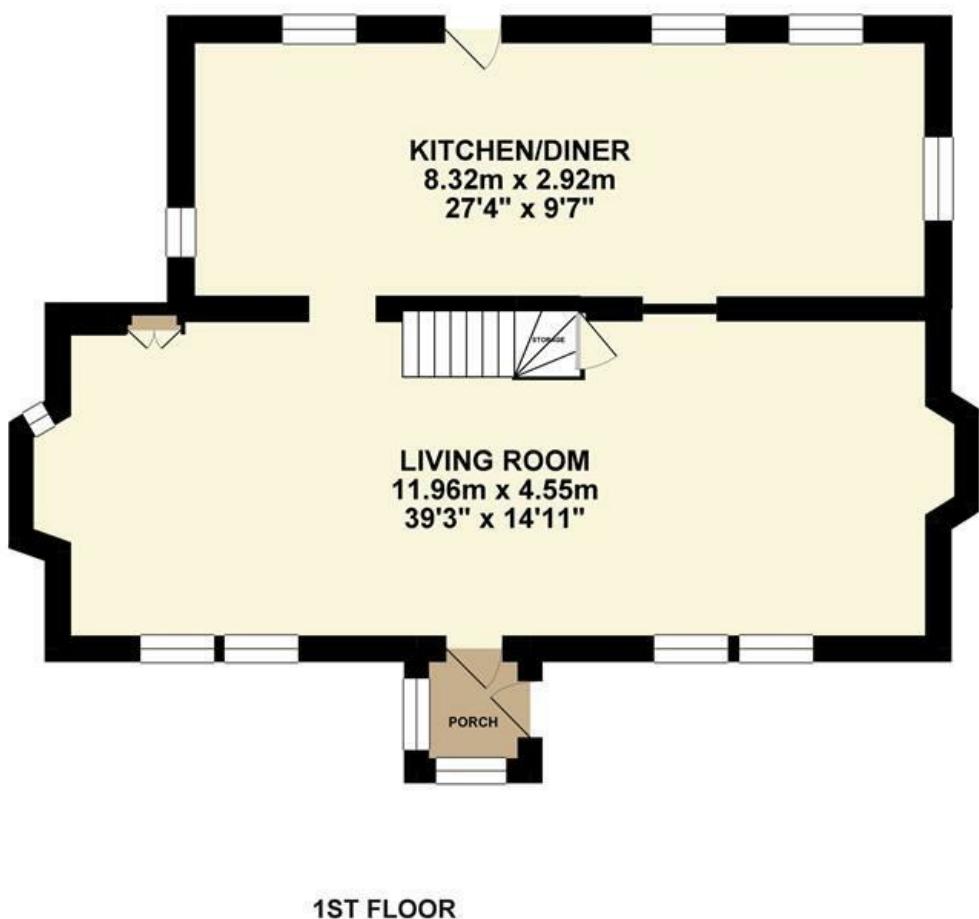
The Grant central heating boiler has a full service record.

The property benefits from Superfast Broadband and low energy ambient lighting throughout the property. The Uponor water based underfloor heating system can be monitored and controlled remotely via the Uponor mobile phone heating app.

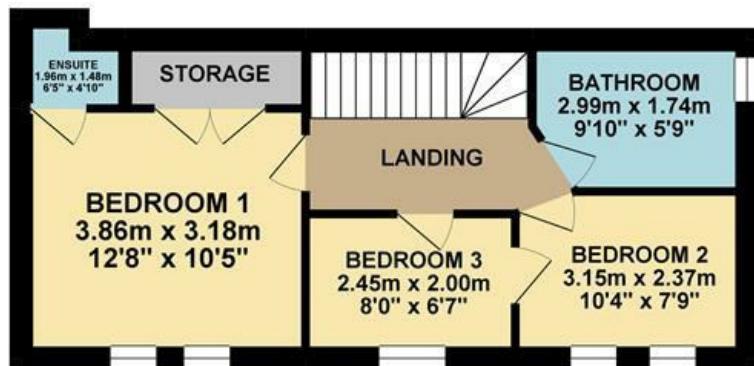
The oil tank levels can also be monitored remotely via the Kingspan Connect system and app which also provide daily oil levels.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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