



MAY WHETTER & GROSE

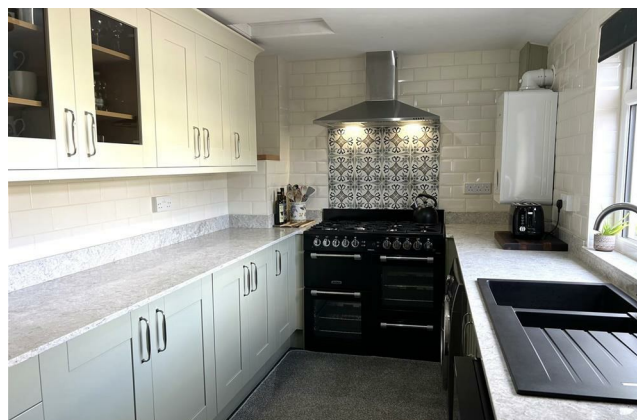
ROCK COTTAGE, TRETHURGY, PL26 8YQ

GUIDE PRICE £435,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

LOCATED IN THE MUCH SOUGHT AFTER VILLAGE OF TRETHURGY, A SHORT DISTANCE FROM THE CLAY TRAILS COUNTRYSIDE AND SET WITHIN LARGE GARDENS WITH AMPLE PARKING PLUS DETACHED GARAGE. AN IMPRESSIVE AND VERSITILE PERIOD COTTAGE WHICH HAS BEEN RECENTLY SYMPATHETICALLY REFURBISHED, WHILST RETAINING MANY CHARACTER FEATURES AND CURRENTLY OFFERS MODERN KITCHEN, TWO RECEPTION ROOMS, LARGE DOWNSTAIRS BATHROOM. ANNEXE POTENTIAL WHICH ALSO OFFERS DOWNSTAIRS LOUNGE/DINING AREA AND BEDROOM. PRINCIPAL BEDROOM EN SUITE TO THE FIRST FLOOR PLUS MEZZANINE STYLED BEDROOM WITH STAIRCASE TO LOFT ROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS CHARM, CHARACTER, SIZE, VERSITILITY AND COUNTRYSIDE VIEWS. PLEASE SEE AGENTS NOTES. EPC - D



Trethurgy is a popular Hamlet situated within close proximity to the Eden Project. There are walks within easy reach of the property, including the Clay Trails which lead to the Eden Project. The recently regenerated St Austell town centre is situated approximately 4 miles 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 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 17 miles from the property.

Directions:



From St Austell, head up onto the A39, taking the roundabout signposted Trethurgy. Head along the road to the village and St Austell Bay will be seen on the right hand side with Trethury Tor on your left. Head down into the village along Butts Lane, past the recreational play park area on your left, heading up the hill round the bend taking the next left hand turn. Past Knightor Close on your left hand side and the property will appear set back from the lane on the left. A board will be erected for convenience. Please note parking is to the rear.

The Accommodation:

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

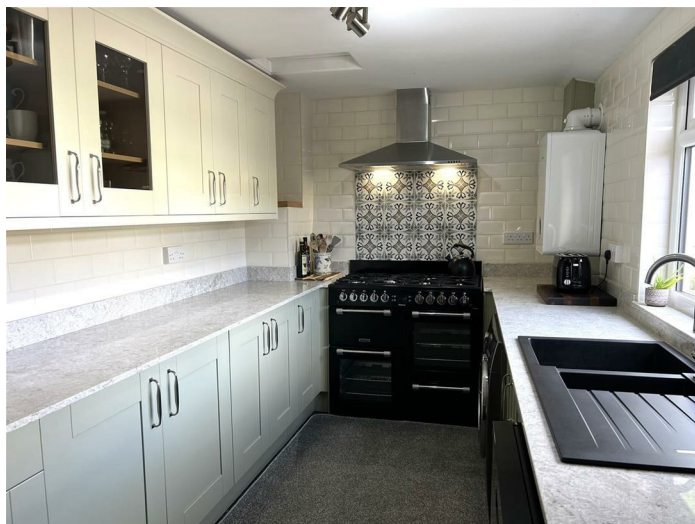
From the driveway at the rear there is a granite stone built porch with slate stone sills. Obscured Upvc part glazed panelled door with outside courtesy lighting into entrance and kitchen area. Slate tiled flooring throughout. Wall mounted radiator. Door into large deep pantry/storage.

Kitchen:

7'9" x 22'4" (2.38m x 6.81m)



Comprising a range of light wood fronted wall and base units complemented with polished quartz work surface, matching splash back plus additional square edged bevelled tiles. The work surface incorporates one and a half bowl sink and drainer with mixer tap. Double glazed window above and roller blind, enjoying an outlook over the rear garden. Space and plumbing for white good appliances. Large seven ring range cooker with attractive tiled splash back and double extractor over. LPG boiler. Part wood glazed doors open through to:



Dining Area:

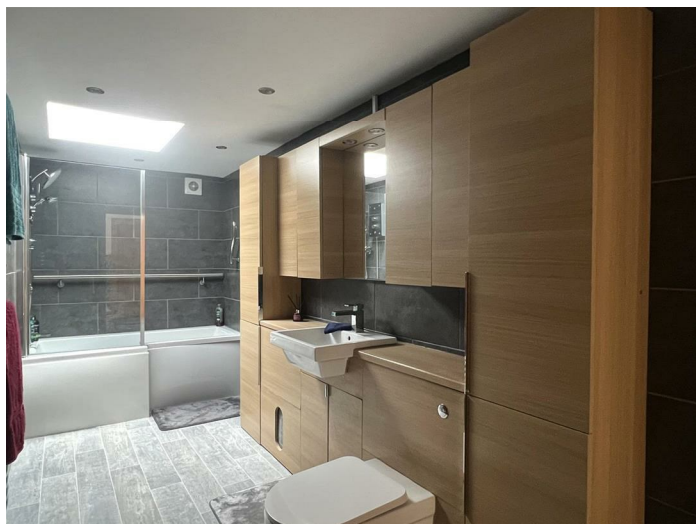
14'3" x 10'10" (4.36m x 3.32m)



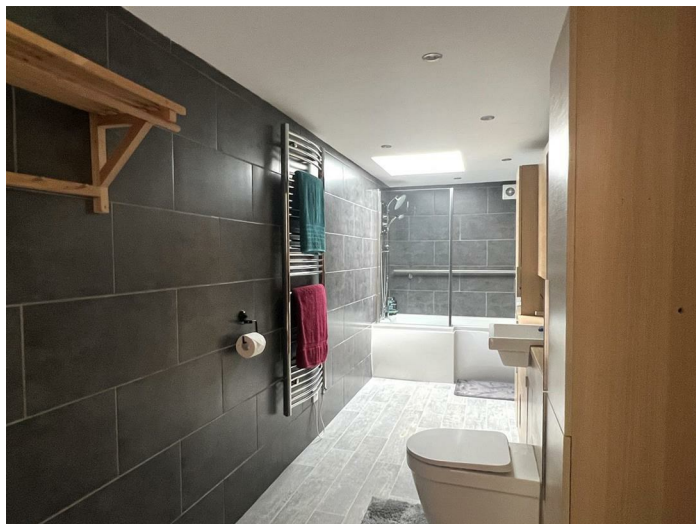
Exposed wood floorboards and open beams. Part exposed stone wall. Having an outlook over the garden from a double glazed window with deep display sill and roller blind above. Radiator to the side. Door through into lounge and a further door in to the downstairs further living accommodation that could be utilised as an annexe.

Bathroom:

17'10" x 5'5" (5.45m x 1.66m)



An impressive modern bathroom incorporating a white suite of low level WC with hidden cistern and hand basin set within an attractive vanity storage surround. Bath with shower over. All finished with a tiled wall surround. Recessed lighting plus high level Velux.

**Internal Hallway:**

5'7" x 5'7" (1.71m x 1.72m)

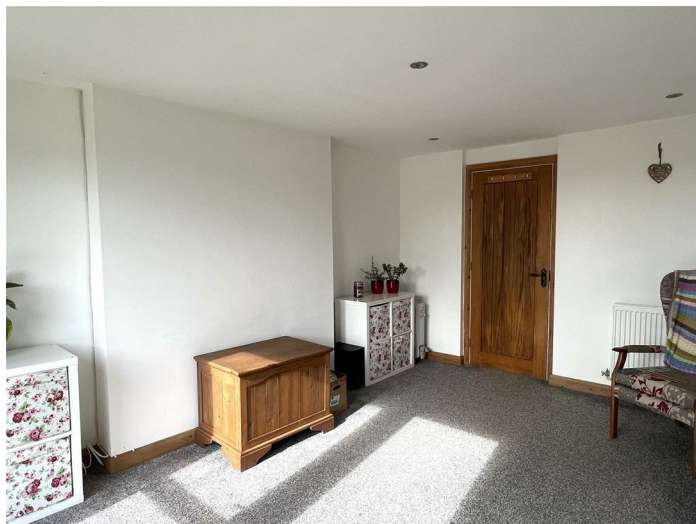
Access through to the loft. Power and light. Doors through to bathroom and downstairs bedroom or annexe potential.

Bedroom/Annexe:

10'5" x 14'3" (3.18m x 4.36m)



Double glazed door and window opening to the garden. Recessed spot lighting and having radiator. Door through into:



Additional Reception Room:

8'8" x 10'5" (2.65m x 3.18m)



Low level radiator beneath a deep display sill and large double glazed window with roller blind, double glazed door to the side, opening out on to the rear garden.

Formal Lounge:

14'5" x 14'1" at max points (4.40m x 4.30m at max points)



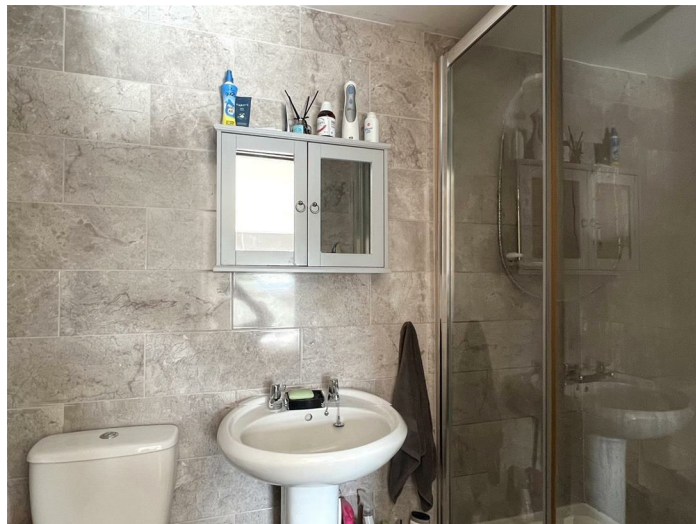
The exposed floorboards continue through. There is a double glazed composite door opening out onto the level garden with window to the side. Open beamed ceilings and part exposed wall. Turning staircase to the first floor landing where there is strip wood flooring. Large double glazed window with deep display sill where you can sit and enjoy the views out over the garden and over the woodlands beyond. Access through to the loft.

Principal Bedroom:
14'4" x 9'6" (4.37m x 2.91m)



Two large double glazed windows both with deep display sills and roller blinds from where you can also enjoy some far reaching views up towards Trethurgy Tor and down over the garden. Door into

En Suite:
6'2" x 3'11" (1.89m x 1.20m)



Comprising low level WC, hand basin and sliding door into double sized shower cubicle. Fully tiled wall surround. Wall mounted extractor and tiled effect floor covering.



Mezzanine Bedroom:
9'8" x 10'4" at max (2.95m x 3.17m at max)



(incorporating staircase). Radiator. Double glazed window with deep display sill to the front. High level double doors over stair storage. This fantastic room has a turning, open treaded staircase with handrail to:



Loft Room:

7'4" x 22'5" at max (2.26m x 6.84m at max)



(Reduced headroom) Two Velux windows, Part exposed beams. Low level eaves storage to both sides. Finished with carpeted flooring.

Outside:



Behind the property is a wide sweeping driveway with parking for numerous vehicles ideal for motorhome/caravan/boat. Outside courtesy lighting and tap.

Large Single Garage:



Up and over door. Further door and window to the side.

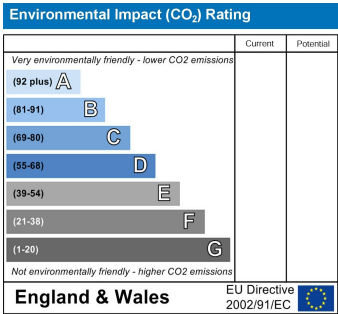
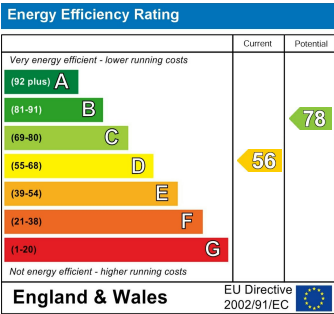


Beyond the garage, it leads up on to an area of open lawn where you will find the LPG Gas Tank, enclosed by part strip wood fence panelling and planted border.



To the front, is also a fabulous sunny aspect lawn area which has a pedestrian gate for access back on

to the lawn, all enclosed by strip wood fence panelling and attractive borders. There is also a useful paved area to the side.



Agents Notes:

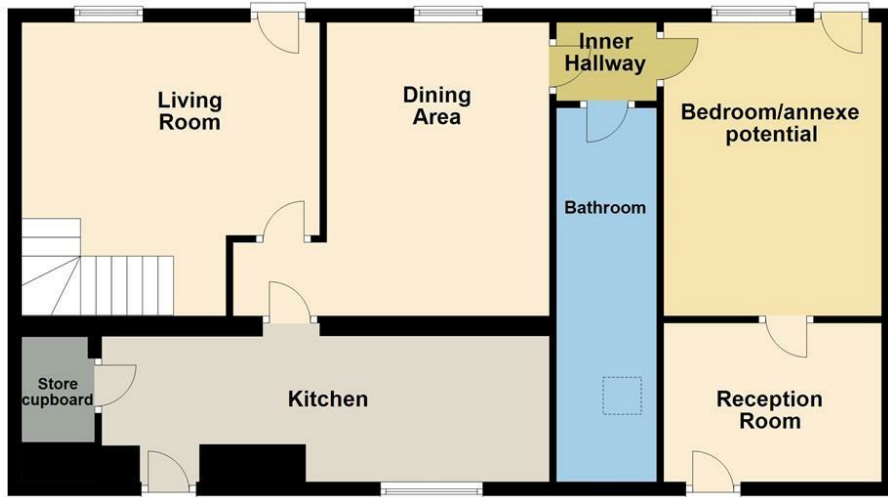


The loft room is currently used as a bedroom but does have a non standard staircase. The property also benefits from solar panelling with a good tariff, available on request. The main source of heating is from the LPG tank with a boiler that has been fitted within the last couple of years. The property also has new double glazing (Fensa Certificate available). Interested parties are advised that the property has a septic and is not on mains drainage.

COUNCIL TAX - C



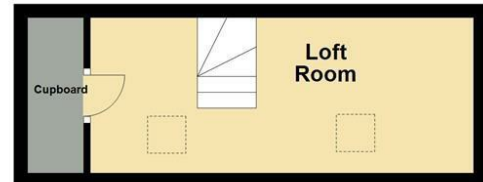
Ground Floor



First Floor



Second Floor



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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