



Trevelyan Cottage, St. Hilary,
Penzance, Cornwall, TR20 9DJ









TREVELYAN COTTAGE, ST. HILARY, PENZANCE, CORNWALL, TR20 9DJ

GUIDE PRICE £345,000 FREEHOLD

A beautifully presented semi detached two bedroom cottage with gardens and parking situated on the outskirts of the popular village of St. Hilary.

*** TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE WITH WOOD BURNER ***

*** KITCHEN/DINING ROOM * GROUND FLOOR CLOAKROOM * COTTAGE STYLE GARDENS ***

*** OFF STREET PARKING FOR TWO VEHICLES * SOLAR PANELS * DOUBLE GLAZING ***

*** LPG GAS CENTRAL HEATING * EPC = F * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 77 SQUARE METRES**

This beautifully presented semi detached cottage which offers accommodation to comprise of two double bedrooms and bathroom on the first floor. On the ground floor is an entrance porch, lounge with wood burner, kitchen/dining room and cloakroom. A particular feature of the house are the lovely cottage style gardens to rear which back onto open farmland. To the side of the cottage is parking for two vehicles and there is gas central heating and double glazing throughout. Situated on the outskirts of the church town village of St. Hilary with its award winning St. Hilary academy and close to the popular village of Goldsithney with most local amenities, we would recommend an early appointment.

UPVC double glazed door into:

ENTRANCE PORCH: 7' 0" x 3' 8" (2.13m x 1.12m) UPVC double glazed window to front, slate flooring, single glazed door into:

LOUNGE: 15' 2" x 12' 3" (4.62m x 3.73m) UPVC double glazed windows to front and rear, stairs rising, cupboard to one wall, wood burner on slate hearth, radiator, beamed ceiling, door to:

KITCHEN / DINING ROOM: 14' 0" x 13' 3" (4.27m x 4.04m) UPVC double glazed windows to front and side, Upvc double glazed door to side courtyard, tiled flooring, fitted with a range of base and wall units with worksurfaces and tiling over, washing machine, single drainer stainless steel sink unit, electric oven with extractor hood over, wall mounted boiler, inset halogen spotlights, radiator, walk in larder cupboard, cloaks hanging space. Leading to:

CLOAKROOM: Low level w.c., wash hand basin, UPVC double glazed window.

FIRST FLOOR LANDING: UPVC double glazed window to the rear.

BEDROOM ONE: 16' 0" x 9' 3" (4.88m x 2.82m) Two UPVC double glazed windows to front, radiator, fitted wardrobes to one wall, built in over stairs cupboard, access to loft space.

BEDROOM TWO: 13' 5" x 8' 4" (4.09m x 2.54m) UPVC double glazed window to front, radiator, built in wardrobes to one wall, stripped wood flooring, access to second loft space.

BATHROOM: UPVC double glazed window to the rear, heated towel rail, white suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over, complementary wall tiling, built in airing cupboard with hot water tank.

OUTSIDE: The property is approached over a courtyard style garden to the front which is enclosed by concrete wall. Side garden laid to courtyard with wooden shed. Steps leading to the parking area for two vehicles. The rear cottage style garden, backs onto open farmland and is mainly laid to lawn with established shrubs and plant borders. There is a further enclosed patio area with wooden shed and garden area.

SERVICES: Mains water, electricity and drainage. LPG gas central heating. Solar panels.

DIRECTIONAL NOTE: From Penzance, proceed in an Easterly direction taking the road towards Helston. Upon reaching the roundabout on the outskirts of Marazion, take the first left into the village of Goldsithney. Proceed through the village of Goldsithney and just before the sign for St Hilary, turn right into a small lane where the property will be found on your left hand side.

AGENTS NOTE: We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was poor. The property is constructed of part granite, part block under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.
