



Tresvennack Cottage,
Tresvennack, Drift, Penzance,
Cornwall, TR19 6AL



Marshall's

ESTATE AGENTS







TRESVENNACK COTTAGE, TRESVENNACK, DRIFT, PENZANCE, CORNWALL, TR19 6AL

GUIDE PRICE £775,000 FREEHOLD

- * FOUR BEDROOMS * LIVING ROOM * FULLY EQUIPPED KITCHEN * DINING ROOM ***
- * STUDY * CLOAKROOM * OIL FIRED CENTRAL HEATING ***
- * FURTHER RECEPTION ROOM * GROUND FLOOR BEDROOM ***
- * POTENTIAL ANNEXE * GOOD DECORATIVE ORDER THROUGHOUT ***
- * MANY PERIOD FEATURES * GRADE II LISTED * SOUGHT AFTER RURAL LOCATION ***
- * SURROUNDED BY OPEN COUNTRYSIDE ***
- * DETACHED TWO STOREY BARN WITH PLANNING FOR AUXILIARY/HOLIDAY ACCOMMODATION ***
- * SINGLE STOREY BARN WITH WORKSHOP/STUDIO * ATTACHED GARAGE * PARKING AREA ***
- * IDEAL FAMILY OR MULTI-GENERATIONAL HOME * EXCELLENT OPPORTUNITY ***
- * VIEWING RECOMMENDED * EPC = F * COUNCIL TAX BAND = D ***
- * APPROXIMATELY 154 SQUARE METRES ***

A rare opportunity to acquire an exceptionally well-presented four-bedroom detached character cottage, complete with two detached barns and generous parking, set within the peaceful rural hamlet of Tresvennack — ideally positioned between the villages of Drift and Paul, and just a short drive from the bustling town of Penzance and the picturesque fishing village of Mousehole.

This charming home has been sympathetically renovated in recent years to an excellent standard, with great attention to detail and quality finishes throughout. The result is a comfortable and stylish family residence that seamlessly combines character features with modern convenience. An internal viewing is highly recommended to fully appreciate the quality and versatility this property offers.

To one side of the cottage lies a spacious fourth bedroom and additional reception room, offering excellent potential to create a self-contained annexe (subject to the necessary planning permissions). This space would be ideal for a dependent relative, guest accommodation, or as a source of additional income.

To the front of the main house stands a two-storey detached barn, which benefits from full planning permission (Ref: W1/98/P/0996) to convert into a two-bedroom auxiliary or holiday dwelling, providing further scope for development or investment.

Beyond the barn lies an attractive and enclosed courtyard garden featuring a lawn and patio area, leading to a single-storey detached barn currently utilised as a workshop and studio, with an adjoining garage. The property also enjoys ample off-road parking and direct access to surrounding countryside walks.

Tresvennack is a tranquil rural hamlet comprising similar traditional properties, offering both privacy and community in an idyllic countryside setting. Properties of this calibre and location are seldom available, and early viewing is strongly advised.

ENTRANCE HALL: Slate flooring, beamed ceiling, understairs area, radiator, multi paned doors to:

STUDY: 5' 2" x 4' 10" (1.57m x 1.47m) Up to a range of built in bookshelves, door to:

CLOAKROOM: White suite comprising wash hand basin, low level WC, tiled flooring, sunken spotlights, radiator.

LIVING ROOM: 19' 8" x 12' 0" (5.99m x 3.66m) Feature cylinder shaped log burner set on a slate hearth, double aspect room with views over front garden and surrounding countryside to the rear, window seat, beamed ceiling, two radiators, door to rear courtyard.

KITCHEN: 13' 3" x 11' 7" (4.04m x 3.53m) Extensive range of bespoke wall and base units, twin bowl ceramic sink with cupboards below, central workstation with four ring AEG hob, pop-up socket and cupboards below, granite worksurfaces and small breakfast bar area, built in oven and various other appliances, oil fired Aga, sunken spotlights, slate flooring, opening to:

DINING ROOM: 10' 5" x 8' 2" (3.17m x 2.49m) Views over surrounding countryside, slate flooring, sunken spotlights, door to rear courtyard.

UTILITY ROOM: 9' 3" x 9' 2" (2.82m x 2.79m) Stainless steel inset sink and cupboards below, plumbing for washing machine, skylight.

REAR LOBBY: With stable door to gardens, oil oil-fired central heating boiler.

From utility room door (at present boarded) to:

BEDROOM FOUR: 11' 1" x 9' 7" (3.38m x 2.92m) Exposed A frames, exposed floorboards, radiator.

EN SUITE SHOWER ROOM: White suite comprising double size shower cubicle, vanity unit with circular wash hand basin and cupboards below, low level WC, stained glass window.

RECEPTION ROOM: 13' 9" x 12' 8" (4.19m x 3.86m) Exposed A frames, tiled flooring, log burner set on slate hearth, panelling to one wall, range of built in units with sink and oven, stable door to gravelled courtyard.

N.B: The reception room and bedroom above have independent access and could be used as a self-contained annexe, subject to any necessary planning permission.

Stairs from entrance hall to:

FIRST FLOOR LANDING:

BEDROOM ONE: 12' 3" x 12' 0" (3.73m x 3.66m) Window seat overlooking front garden, exposed floorboards, radiator.

BEDROOM TWO: 11' 9" x 10' 7" (3.58m x 3.23m) Window seat overlooking front garden, exposed floorboards, access to roof space by pull down ladder, steps to:

MEZZANINE AREA: With views across surrounding countryside, door to eave storage area.

BEDROOM THREE: 9' 8" x 7' 6" (2.95m x 2.29m) Window overlooking front garden, exposed floorboards, radiator.

BATHROOM: White suite comprising double ended bath chrome mixer tap attachment and rainfall shower over, vanity unit with oval wash hand basin and storage below, low level WC, tiled flooring, double glazed window overlooking surrounding countryside, chrome heated towel rail.

OUTSIDE:

The property stands in cottage style gardens with courtyard to the rear and further courtyard to the side, offering a good degree of privacy.

DETACHED TWO STOREY BARN:

Ground floor 30' 0" x 14' 7" (9.14m x 4.45m): currently arranged into various storage areas.

First Floor 30' 0" x 14' 7" (9.14m x 4.45m): with granite steps from the side to the courtyard. The barn has power and water to the premises.

Central courtyard lies between the barn and the workshop/studio, offering a good degree of privacy, being lawned with terrace areas and access to:

SINGLE STOREY BARN: Door to:

STUDIO: 12' 9" x 9' 9" (3.89m x 2.97m) Exposed A frames, power and light, fitted desk/workspace. Multi-pane doors to:

WORKSHOP: 18' 0" x 10' 9" maximum (5.49m x 3.28m) Exposed A frames, power and light. Door to:

STORAGE AREA: 9' 7" x 5' 1" (2.92m x 1.55m) Power and light, multi-pane doors to:

GARAGE: 19' 3" x 10' 7" (5.87m x 3.23m) Double folding wooden doors, exposed A frames, power and light.

PARKING AREA: Space for 3-4 cars.

SERVICES: Mains water, electricity and septic tank drainage. Oil fired central heating.

DIRECTIONS: Via "What3Words" app: [///trombone.ruled.increment](https://www.what3words.com/#!/trombone.ruled.increment)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is built of granite under a slate 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.

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Mousehole
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