



Glesyn

Trevellas, St. Agnes, TR5 0XT

Guide Price £525,000



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The Cottage and Location

Tucked away in the rural hamlet of Trevellas, this charming south-facing cottage offers easy access to the popular north coastal town of Perranporth and the village of St. Agnes. Ideal for family living, this character property features versatile accommodation, including four bedrooms, with the option to use the ground floor bedroom as a home office if desired.

The inviting lounge boasts a beamed ceiling and a cozy recessed wood-burning stove, while the conservatory at the front provides a delightful view of the enclosed garden. The separate dining room leads to a well-equipped kitchen, and the bathroom is conveniently located on the ground floor. The cottage benefits from oil-fired central heating and double glazing.

The property is surrounded by well-maintained gardens at both the front and rear, offering ample outdoor space. Additionally, there is plenty of parking with its two driveways - one at the front of the cottage and one at the rear. There is also a detached garage that has easy access from the main road and a pedestrian door to the rear gardens.

Within the local area, you will find pleasant rural walks from the cottage that lead to Trevellas Cove. Perranporth is within a short drive, offering its famous 3 miles of golden sandy beach and an array of local shopping, public houses, schools, and sporting facilities. The village of St. Agnes is also not too far a drive, where you will find a wide selection of local shops, a choice of public houses, and nearby Trevaunance Cove with its sandy beach.

Entrance Porch/Sun Room
17'7 x 5'3 (5.36m x 1.60m)

Living Room
17'8 x 14'0 (5.38m x 4.27m)

Dining Room
14'0 x 11'9 (4.27m x 3.58m)

Kitchen
15'9 x 8'6 (4.80m x 2.59m)

Bathroom
8'6 x 8'2 (2.59m x 2.49m)

Utility Room
8'6 x 3' (2.59m x 0.91m)

Bedroom Four/Office
7'6 x 6'10 (2.29m x 2.08m)

First Floor Landing

Bedroom One
14' x 8'7 (4.27m x 2.62m)
plus 5'7 x 3'6

En-Suite Shower Room

Bedroom Two
7'10 x 9'6 (2.39m x 2.90m)

Bedroom Three
10'6 x 7'9 (3.20m x 2.36m)

Garage
14'6 x 9'0 (4.42m x 2.74m)

Store
8'6 x 5'3 (2.59m x 1.60m)

Gardens

Mature, enclosed, lawned gardens with patio area, raised decking, flower beds and fruit trees to the front and low maintained patio/BBQ area to the rear. This is a perfect family garden.

Driveway Parking

The property benefits from two driveways, one to the rear with parking for two cars, storage and access to the garage and one to the front, set off the lane with parking for three cars.

Tel: 01872 571454

Directions

Sat Nav: TR5 0XT

What3words: ///elsewhere.beaten.kingdom

For further help please contact Camel Homes. 01872 571454

Property Information

Age of Construction: 1800

Construction Type: Stone and Block (Assumed)

Heating: Mains Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Electronic Soakaway System

Council Tax: C

EPC: E

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



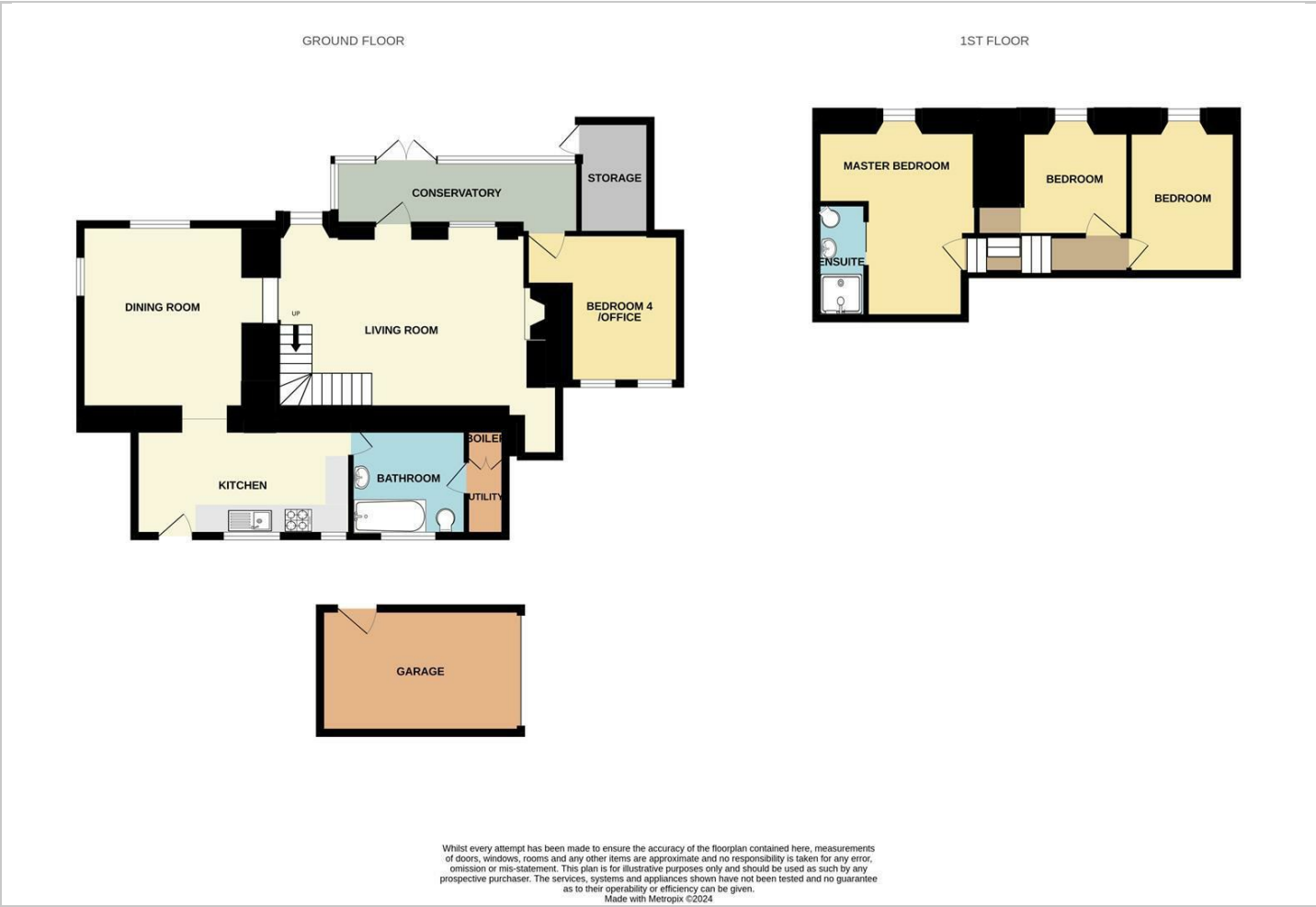
Hybrid Map



Terrain Map



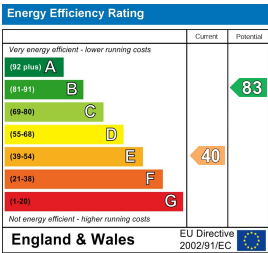
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.