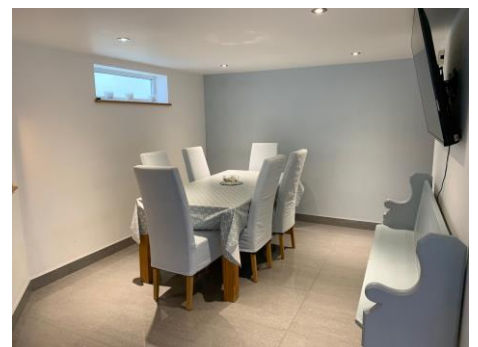
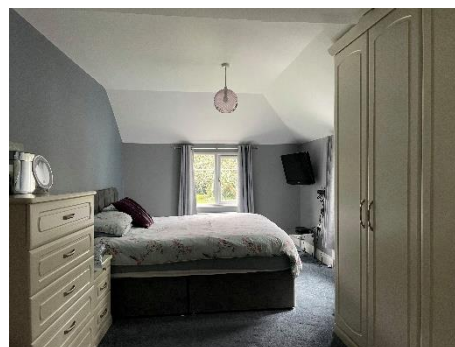


# Burrows ESTATE AGENTS

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## Tregrehan Mills, St. Austell, Cornwall, PL25 3TL



**£775,000**

- Delightful 4 bedroom cottage situated in the rural setting of Tregrehan
- A truly unique proposition: generous gardens, double and large single garage, log cabin
- Modernised with well presented accommodation throughout
- Entrance porch, lounge with wood burner, sun/play room enjoying front garden outlook, office
- Large L-shaped kitchen/dining room, utility room, WC
- 4 bedrooms, master with ensuite shower room
- Family bathroom incorporating separate shower cubicle
- Double glazed, LPG gas central heating
- Lawned garden to front, raised patio garden to side with hot tub

A rare opportunity to purchase this gorgeous modernised well presented cottage within the rural hamlet of Tregrehan offering versatile accommodation, double garage and a further single garage along with a log cabin to provide further income potential. This unique combination offers huge scope and is set to appeal to a good range of applicants.

The cottage has been modernised throughout to provide a spacious family home with entrance porch, lounge with wood burner, L-shaped kitchen/dining room, utility room with WC. There is also a play room/sun room enjoying the front garden outlook where off this room is a home office. To the first floor are four bedrooms, the master with an ensuite shower room and family bathroom which incorporates a separate shower cubicle. The property is served by LPG gas central heating being underfloor to the ground floor and radiators to the first floor. There is also double glazing.

Outside the property is set back within it's plot to take full advantage of it's large levelled lawned gardens with central driveway leading up to the double garage where there is also a further good sized single garage. Also located in the front garden is a generous log cabin which has been used as a holiday let. The configuration of the garages would be perfect for a motor enthusiast or could be converted into further accommodation (subject to any necessary planning consents).

To the side there is a paved patio area which currently houses a hot tub and leads up to a further decked area and good sized lawned garden with contemporary and stainless railings.

The rural hamlet of Tregrehan Mills is a popular location on the outskirts of St Austell's town centre where there are some delightful rural walks, you are also in close proximity to the world renowned Eden Project and it provides good access to the main A390 and a short distance from St Austell's main town centre.

## Accommodation

Front Entrance	Door to entrance porch.
Entrance Porch	5' 0" x 4' 9" (1.52m x 1.45m) Plus double doors to recessed cloaks cupboard. Good immediate reception area with tiled flooring and door to lounge.
Lounge	21' 10" x 12' 11" (6.65m x 3.93m) Including turning oak staircase to first floor. Wood burner, two radiators, TV aerial point and window to front. Door to kitchen/dining room which in turn leads through to utility and WC and opening to sun/play room, which leads to office.
Sun/Play Room	10' 6" x 13' 0" (3.20m x 3.96m) Excellent additional space which is currently used as a second lounge/play room with French doors opening and enjoying front garden outlook. Windows to front and side. Radiator and door to office.
Office	11' 3" x 5' 7" (3.43m x 1.70m) Plus recess. Good additional space which is perfect as a home office/study area which is also currently housing the LPG gas fired boiler and hot water cylinder. Access hatch to roof space and inset ceiling spotlights. Tiled flooring and radiator. Window to side.
Kitchen/Dining Room	
Dining Room	11' 1" x 9' 11" (3.38m x 3.02m) Practical dining area with tiled flooring and inset ceiling spotlights and patterned glazed window to rear. Opening to kitchen.
Kitchen	19' 10" x 11' 3" (6.04m x 3.43m) Fitted with a contemporary range of light blue fronted base and wall units providing cupboard and drawer storage, working surface over with inset sink unit, large Range Master cooker, space and plumbing for dishwasher. Window to front and side. Inset ceiling spotlights. Breakfast bar area with door to side and door to utility room.
Utility Room	8' 5" x 6' 0" (2.56m x 1.83m) Fitted with matching base and wall units to kitchen, with working surface over, space and plumbing for washing machine and further appliance space, window to side, inset sink and door to WC.

<b>WC</b>	5' 10" x 2' 10" (1.78m x 0.86m) Suite comprising wash basin and close coupled WC. Fully tiled walls and flooring with chrome towel radiator, extractor fan and spotlight.
<b>First Floor Landing</b>	Doors off to all four bedrooms and bathroom. Radiator.
<b>Bedroom 4</b>	10' 0" x 8' 3" (3.05m x 2.51m) Plus recess and double doors to built-in cupboard over staircase bulkhead. Radiator and window to front.
<b>Bedroom 3</b>	11' 1" x 9' 10" (3.38m x 2.99m) Radiator and window to side.
<b>Bedroom 2</b>	12' 11" x 10' 0" (3.93m x 3.05m) High vaulted ceiling with exposed roof trusses and overhead storage space. Radiator and window to front.
<b>Bathroom</b>	9' 3" x 6' 9" (2.82m x 2.06m) Plus recess. White suite comprising rolled top panelled bath, close coupled WC and pedestal wash hand basin. Recessed shower cubicle being fully tiled, tiled flooring, inset ceiling spotlights, extractor fan and patterned glazed window to rear.
<b>Master Bedroom</b>	17' 0" x 9' 10" (5.18m x 2.99m) Including built-in wardrobes. Radiator and windows to front and side. Door to recessed wardrobe/storage cupboard. Door to ensuite.
<b>Ensuite</b>	7' 4" x 7' 3" (2.23m x 2.21m) Low level walk-in shower tray with glazed screening, fully tiled walls and flooring. Close coupled WC and wash basin with vanity unit under. Towel radiator. Inset ceiling spotlights, extractor fan and patterned glazed window to side.
<b>Outside</b>	As mentioned the majority of the garden is to the front of this property, which has a long sweeping driveway leading up to a hardstanding parking area and double garage.
<b>Double Garage</b>	17' 8" x 21' 0" (5.38m x 6.40m) Light and power connected. Two electric roll top doors. Patterned glazed pedestrian door to side and window to side and rear. There is also a good sized single garage at the entrance to this property.
<b>Single Garage</b>	18' 8" x 15' 9" (5.69m x 4.80m) Narrowing to 15'2" , narrowing to 9'6" L-shaped garage. Excellent additional garage with metal up and over door pedestrian door to side and two windows to side. Light and power connected. Also positioned off the garage is the log cabin.
<b>Log Cabin</b>	Lounge/bedroom 15'5" x 12' (4.70m x 3.65m) Light and power connected with two windows to front and window to side and French doors to front opening to patio area. Opening to kitchen.  Kitchen 7'9" x 7'5" (2.36m x 2.26m) Fitted with a modern range of base units providing cupboard and drawer storage with integrated fridge. Working surface over with inset sink unit and window to front. Door to shower room.  Shower Room 7'5" x 2'10" (2.26m x 0.86m) Modern white suite comprising acrylic backed shower cubicle with glazed screen, wash basin and close coupled WC. Extractor fan and window to rear.



## Front Garden

The front garden has areas of lawn and patio and timber decking with Cornish hedging to boundaries with a pathway leading to the front entrance and around the cottage where to one side of the cottage is a raised patio area housing a hot tub with steps continuing up to a raised timber decked area with glass and balustrade and chrome railings which enjoys an elevated position overlooking the cottage and gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	38 F	
1-20	G		

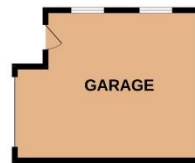
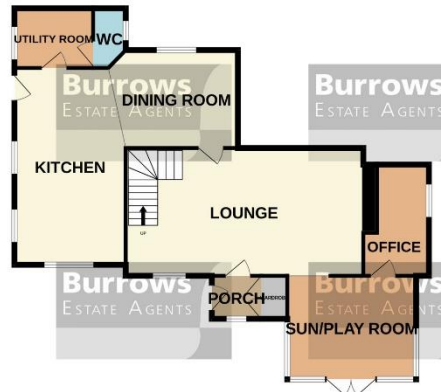
Council Tax Band A correct as at February 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers 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 & furnishings.

GROUND FLOOR

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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