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1 Trethiggey Cottages Trethiggey, Quintrell Downs TR8 4QR

£225,000

A TRULY UNIQUE AND VERY WELL PRESENTED TWO DOUBLE BEDROOM COTTAGE WITH A GORGEOUS LIVING AREA, KITCHEN AND BATHROOM AND DELIGHTFUL SOUTHERLY FACING GARDEN. THIS PROPERTY OOZES CHARACTER AND CHARM AND IS CONVENIENTLY LOCATED ON THE EDGE OF QUINTRELL DOWNS, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- GORGEOUS SEMI DETACHED CHARACTER COTTAGE
- 'SUN-TRAP' SOUTHERLY FACING GARDEN
- ALLOCATED PARKING
- NO ONWARD CHAIN
- OOZING CHARACTER AND CHARM
- MANY ORIGINAL FEATURES
- CONVENIENTLY LOCATED ON THE EDGE OF QUINTRELL DOWNS
- LOG BURNER

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DESCRIPTION:

Located in a semi rural location on the edge of Quintrell Downs on a private lane yet only a few minutes drive to Newquay and the stunning north cornish coastline, this property oozes character and charm. Quintrell Downs has a Spar shop and three family friendly pubs. A few minutes further towards Newquay is the increasingly popular Duchy development of Nansledan which has an exciting array of coffee shops and brand new retail outlets. More and more businesses are opening at Nansledan and it will soon become a very popular destination for shopping and socialising. The closest Primary School is at Nansledan and Treviglas Academy is approximately two miles away.

Built circa 1840 this property blends contemporary living with its 18th century history seamlessly, and we're in no doubt that this home will provide precious lasting memories for its new owners for many years to come.

A Stable-door opens into the lounge diner which is a great size, complimented by solid wood floor boards and a log burner, there's ample space to relax in front of the fire. Within the lounge, an Inglenook fireplace with an original Clome oven makes an attractive and interesting feature.

Off from the lounge diner, you will find the kitchen which has a window to the front, a neat and compact space, ideal for aspiring chefs!... with a good range of white shaker style units, space for a washing machine and under counter fridge. The electric oven and hob is integrated.

Both double bedrooms can be found on the first floor. They are a good size and exceptionally well presented with wooden floor boards and windows to the front.

As you would expect, the bathroom is simply gorgeous with a roll-top bath and shower over. The immersion tank is located within a cupboard off from the landing.

This property benefits from a dual heating system with electric night storage heaters in the lounge/diner and radiators in the bedrooms and kitchen.

Externally, at the front, there's allocated parking for one car. The garden is located at the front and is a brilliant addition to this property; a southerly facing 'sun trap' area laid to lawn basking in all day sun perfect for a morning coffee and evening sun downers!

In summary, this property will be sure to make you smile! Perfect for first time buyers.

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Lounge
4.57m x 4.45m (15'0 x 14'7)

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Kitchen
3.91m x 2.24m (12'10 x 7'4)

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Bedroom 1
4.67m x 2.59m (15'4 x 8'6)

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Bedroom 2
3.76m x 2.18m (12'4 x 7'2)

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Bathroom
2.59m x 1.37m (8'6 x 4'6)

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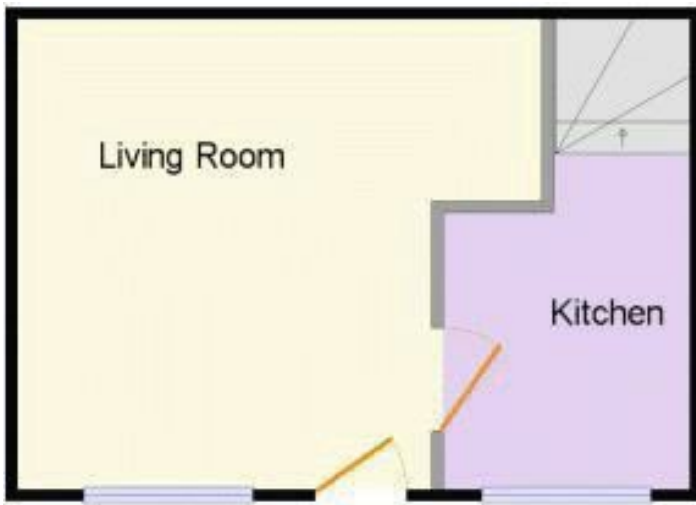
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FLOORPLAN:



Ground Floor



1st Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		90
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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