



FOR SALE

£950,000

Four Bedroom Cottage with Annex and Large Plot

ADDRESS

Tresithick Cottage,
Carnon Downs,
Truro,
Cornwall
TR3 6JW

SIZE

209.44 m² (2,254 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Detached and extended cottage
- + Detached annex
- + Secluded location
- + Four bedrooms
- + Two bathrooms plus WC
- + Kitchen diner with bifold doors
- + Wrap around established gardens
- + Multi vehicle driveway
- + 0.5 acres plot
- + Secluded location
- + Sold with vacant possession

OVERVIEW

The property is an attractive four bedroom detached family home comprising a former Cobb cottage that has been thoughtfully extended by its previous owners to provide sizeable family accommodation with the additional benefit of a detached annex situated in a secluded rural location.

The main house comprises a double height entrance hall with access throughout the ground floor which comprises a lounge, study, utility room and kitchen diner including integrated appliances with bifold doors out onto the garden space. The first floor of the property is divided in two with separate staircases providing access to the four double bedrooms and two family bathrooms. Furthermore, there is a detached annex which includes a shower room and kitchenette.

Externally, there are mature wrap around gardens, including patio entertaining spaces, a greenhouse, a separate gated yard space and mature borders.

The property is located along an unadopted road amongst other houses of a similar ilk and farmland providing an attractive secluded location which would be ideal for families looking for a more peaceful lifestyle.

The property has seen a project of extension and updating by its previous owners in recent years and would suit an owner occupier looking to move into a readymade family home.

LOCATION

Nestled outside of the sought after village of Carnon Downs, Tresithick Cottage enjoys an enviable location southwest of Truro, Cornwall's cathedral city. The village offers an attractive blend of peaceful rural living with excellent accessibility to the region's key destinations.

Carnon Downs is a thriving community with a range of local amenities, including a well-stocked convenience store, medical centre, garden centre with café, and a popular village hall hosting regular events. The nearby city of Truro provides a comprehensive selection of shopping, leisure, and educational facilities, along with a mainline railway station offering direct services to London Paddington and other major cities.

The property has good transport links with the A39 and A30 trunk roads being easily accessible, providing quick connections across Cornwall and to the M5 motorway.

CONTACT

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ACCOMMODATION

Ground	88.30 m ²	950 ft ²
First	82.07 m ²	883 ft ²
Annex	39.07 m ²	420 ft ²
TOTAL	209.44 m²	2,254 ft²

Approx. gross internal floor area

SERVICES

We understand the property has mains electricity and water. We are advised drainage is via a septic tank. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated D by Cornwall Council. Interested parties should make their own investigations.

TENURE

Freehold.

GUIDE PRICE

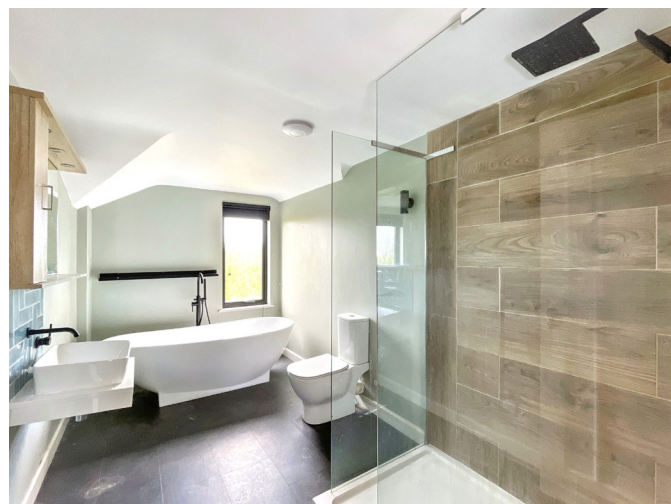
Offers Over £950,000

VIEWING

Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk





Energy Performance Certificate (EPC)
Full details available upon request.

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

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