



Marlowe Cottage, Trevales, Nr Stithians, TR3 7DD
£795,000



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THE TRURO ESTATE AGENT

Key Features

- Set within unspoilt Cornish countryside near Stithians
- Detached cottage in fantastic condition
- Three double bedrooms, two bath/shower rooms
- Two reception rooms, open plan kitchen/diner, large utility room
- Detached studio annexe with en-suite
- Beautiful half acre gardens, 1.6 acre paddock
- Stable yard plus garage/workshop
- Video tour available



*Marlowe Cottage is set within truly unspoilt Cornish countryside near the popular village of Stithians.
A detached three bedroom cottage in fantastic condition with detached studio annexe, beautiful half acre garden,
stable yard, garage/workshop & 1.6 acre paddock.*



The Property

Marlowe Cottage presents a rare and exciting opportunity to purchase a wonderful countryside residence in fantastic condition with a detached studio annexe, beautiful half acre gardens, stable yard, garage/workshop and 1.6 acre field.

Entering the property there is a delightful light filled, oak floored sun room overlooking the garden which then continues into an impressive near 29ft reception room offering plenty of space for living, play and study with a wonderful gas burner at the end. Through another doorway you enter a stunning open plan kitchen/diner comprising a great sized fully fitted country kitchen with integrated oven, microwave and dishwasher complimented by solid granite worktops and the dining area enjoying exposed stone work, dual aspect windows and a vaulted ceiling with two Velux windows above. To the rear is a recently completed and very generous granite worktop utility room with underfloor heating, rear access stable doors to both sides, impressive roof lantern and separate luxurious shower room. There is a cloakroom next to the stairs which then rise to the first floor providing access to three double bedrooms, all of which enjoy views of the garden and surrounding countryside as well as a second well-appointed bathroom.





Outside the property is accessed via a gravelled driveway providing parking for several vehicles which heads left towards the property and right towards the stable yard including three stables, tack room and a large garage/workshop which is equal to a triple garage size with power and light with further storage space behind as well. The garden around the property measures around half an acre providing sun facing lawn and seating areas which has been beautifully planted and landscaped with stone walls and high quality laid pathways. There is a detached summerhouse providing studio annexe accommodation recently renovated with an open plan room providing space for bedroom and living with a fitted kitchen, gorgeous wood burner and en-suite shower room.

Adjacent to the stable yard two separate ramps provide access to the paddock, measuring just over 1.6 acres and in a glorious position enjoying panoramic views over the surrounding unspoilt countryside. This is enclosed with hedging and there is a separate gate access directly on to the road at the South point of the field.

Marlowe Cottage is a glorious proposition for purchase for so many reasons and comes wholeheartedly recommended for viewing.





The Location

Trevales is a blissful rural spot located to the South/East of the village of Stithians. Rarely used country roads lead to beautiful properties sat within large grounds and with green fields as far as the eye can see. This is true unspoilt Cornish countryside at its best.

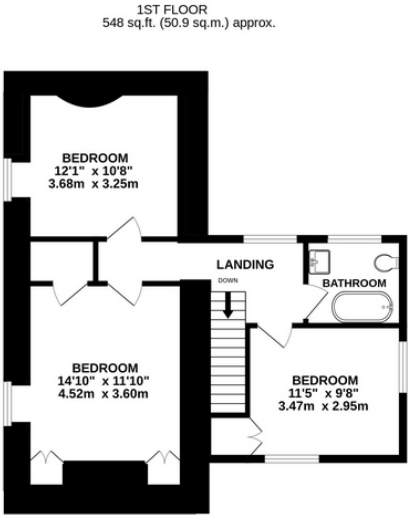
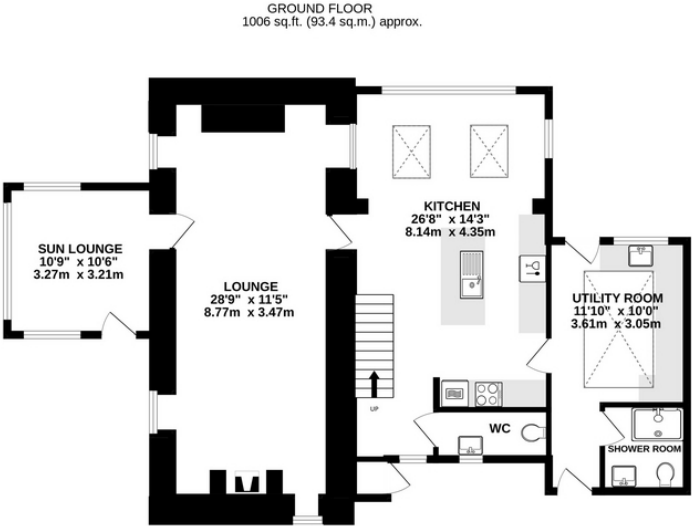
The village of Stithians is a popular rural location with an active community boasting plenty of amenities including primary school, playing field, doctors surgery, Seven Stars Inn, village shop, two churches, community centre, village hall and a monthly produce market. It is well known for its annual agricultural show which attracts crowds from far and wide across the county.

The countryside location of course offers incredible scenic walks across a huge network of footpaths and bridleways which often lead in the direction of Stithians Lake. This is the largest body of inland water in West Cornwall and has a water sports centre with sailing, windsurfing, kayaking and fishing on offer as well as a café and Golden Lion pub for refreshments afterwards.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Stithians offers that true rural village feel with the convenience of location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.



Floorplan



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

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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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: E
Services: Mains water and electric. Oil powered central heating and hot water. Private septic tank drainage.
Mobile Signal Externally: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	55	88
(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, Scotland & Wales		
EU Directive 2002/91/EC		

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