



## **TAMSIN COTTAGE MODUS LANE, STICKER PL26 7HQ**

### **TRADITIONAL CHARACTER COTTAGE WITH SUPERB POTENTIAL**

Tamsin Cottage is a delightful Cornish cottage situated on a country lane in the highly sought after village of Sticker. The property retains many character features including beamed ceiling, exposed stone to walls and an inglenook fireplace with traditional clome oven. With a generous garden, which is bounded by a stream, the cottage offers superb potential.

In brief the property comprises: Lounge, Dining Room, Kitchen and Cloakroom to the ground floor whilst to the first floor there are three Bedrooms, one with dressing room and Bathroom.

**Viewing recommended to appreciate  
the plot size and potential**

### **Key Features**

Character Cottage

3 Bedrooms  
1 with Dressing Area

2 Reception Rooms

Large Garden Offering  
Superb Potential

Country Village  
Setting

Parking

**NO ONWARD CHAIN**

## About the Location

Tamsin Cottage is a delightful semi-detached property set on a generous plot within the village of Sticker and offers superb potential. The village has an excellent community spirit and offers a range of amenities including; shop, post office, village hall, hairdresser and is on a regular bus service. The country pub, The Hewas Inn is a traditional village inn with an enviable reputation for serving good quality home cooked food and local real ales and welcomes families and four legged friends. The market town of St Austell, just 2 miles distant offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of cafes and public houses. The coastal villages of Charlestown, Carlyon Bay and Mevagissey are just a short drive and the Cathedral City of Truro is approximately 12 miles west, offering further shops, restaurants and Hall For Cornwall theatre.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Kitchen

**16' 1" x 9' 10" (4.9m x 3.0m) max (Irregular Shape)**

uPVC double glazed stable door into a country kitchen comprising a range of wall, display cabinet, base and drawer units with worktops over incorporating a one and a half bowl sink and drainer. Pantry cupboard. Recess with central heating radiator. Beamed ceiling. Built-in oven and hob with extractor over. Space and plumbing for a washing machine, tumble drier and upright fridge/freezer. Velux roof light. Quarry tile floor. Part-tiled walls. Arch to lounge. Door to:

### Cloakroom

uPVC double glazed window. Low level WC. Wash-hand basin. Quarry tile floor. Fully-tiled walls.

### Lounge

**23' 7" x 10' 10" (7.2m x 3.3m)**

An attractive room with two uPVC double glazed wood effect Georgian style windows with window seats and exposed stone. Inglenook fireplace with wood burner and a traditional clove oven. Beamed ceiling. Two central heating radiators. Built-in understairs cupboard with pine paneling and door to stairs leading to the first floor. Part-glazed door to:

### Reception 2/Dining Room

**13' 9" x 9' 6" (4.2m x 2.9m)**

uPVC double glazed wood effect stable door leading to the garden. uPVC double glazed wood effect bow window with views over the garden and a further uPVC double glazed window to the side. Beamed ceiling. Wall lights. Central heating radiator.

### First Floor Landing

uPVC double glazed window. Double airing cupboard with pine panel doors, central heating radiator and shelving. Pine panel doors to all bedrooms and bathroom.

## Principle Bedroom with Dressing Room

### Dressing Room

**7' 3" x 5' 3" (2.2m x 1.6m)**

Ceiling light. Arch to bedroom area.

### Principle Bedroom

**13' 5" x 9' 6" (4.1m x 2.9m)**

Generous natural light from two uPVC double glazed Georgian style windows with views overlooking the impressive garden. Central heating radiator. Two feature arches with shelving.

### Bedroom 2

**11' 2" x 7' 10" (3.4m x 2.4m)**

uPVC double glazed Georgian style window overlooking the garden. Built-in wardrobe. Central heating radiator.

### Bedroom 3

**8' 2" x 8' 2" (2.5m x 2.5m)**

uPVC double glazed window overlooking the garden. Built-in wardrobe and eye level storage cupboard. Central heating radiator.

### Bathroom

uPVC double glazed window. Suite comprising low level WC, bath, shower cubicle with sliding doors and wash-hand basin incorporated into a generous vanity unit with storage cupboards. Central heating radiator. Inset ceiling lights. Part-tiled walls. Paneling to shower area.

### Exterior

For those seeking excellent potential, this delightful cottage offers an impressive sized garden bounded by a stream. Generous area of lawn with garden shed and mature shrubs. From the second reception room there is a shingle seating area with curved path and steps down in Cornish stone leading to the main garden.

### Car Port

This property benefits from car port parking.

### Additional Information

**EPC 'D'**

**Council Tax Band 'C'**

**Services** – Electric, Gas CH, Mains Drainage

**What 3 words** - ///perfected.choppers.closets

**Property Age** - 1870

**Tenure** - Freehold

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view or require any further information, please contact the office on 01726 73483.

### Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.





**Kitchen**



**Lounge**



**Reception 2**



**Principle Bedroom**



**Dressing Room for Principle Bedroom**



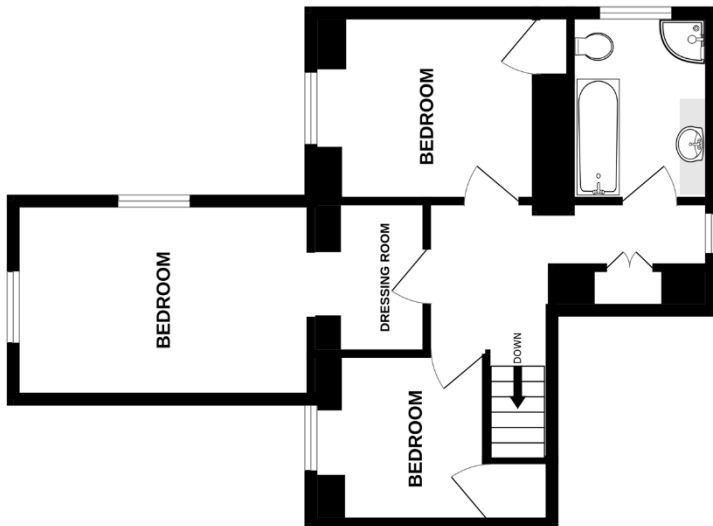
**Bedroom 2**



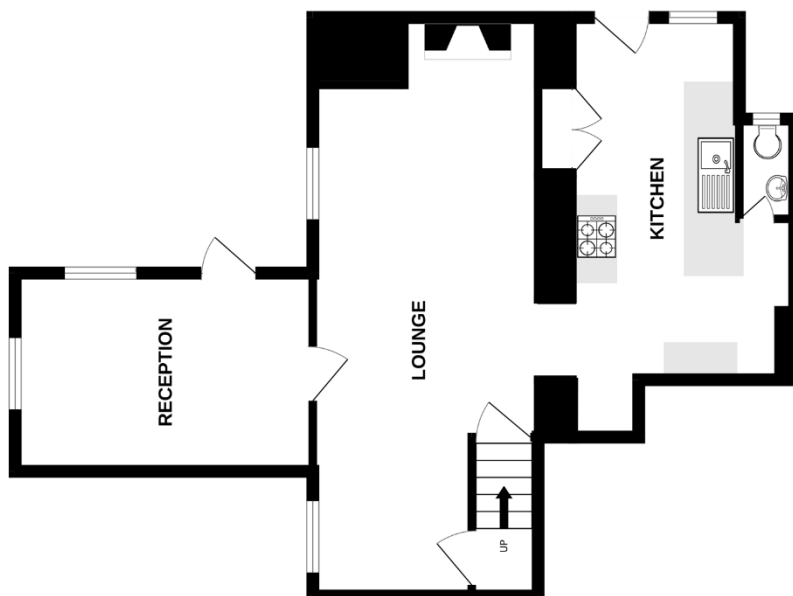
**Bathroom**



**Garden**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>		
55-68 <b>D</b>	63	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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