



Key Features

Appealing Cottage

Generous Plot

Modernisation Required

2 Reception Rooms
PLUS Kitchen

3 Bedrooms

Workshop & Store

Parking

NO ONWARD CHAIN

TREGREHAN MILLS TREGREHAN PL25 3TL

Charming Country Cottage – Full of Potential!

Nestled in the highly regarded hamlet of Tregrehan Mills, this semi-detached home offers a rare opportunity to create something truly special. With its peaceful setting, large garden and a gentle stream running alongside, this property invites you to embrace country living while remaining within easy reach of local amenities.

The cottage boasts 2 reception rooms, 3 bedrooms whilst outside, a store and workshop add further potential, ideal for hobbies, storage, or even future development. There is ample parking and the generous garden is a true highlight – whether enjoying outdoor gatherings, growing your own produce or relaxing. Though modernisation is required, this is a fantastic opportunity to transform the property into your dream home.

VIEWING HIGHLY RECOMMENDED

About The Property and Location

Tregrehan Mills is a quiet and sought after hamlet to the east of St Austell. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. A short distance are primary and secondary schools, a college and a variety of supermarkets. The town centre is just under 2 miles and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

5' 11" x 5' 3" (1.8m x 1.6m)

Wood door with coloured glazing. Exposed granite wall. Tiled floor. Central heating radiator. Part-glazed door to:

Hallway

Stairs to the first floor. Door to Reception 2. Step up to the rear hall.

Dining Room/Reception 2

13' 5" x 12' 10" (4.1m x 3.9m) max

uPVC wood effect double glazed window to the front elevation. Central heating radiator. Built-in understairs library style shelving. Stone fireplace with slate hearth opening to:

Lounge

12' 10" x 12' 2" (3.9m x 3.7m)

uPVC wood effect double glazed French doors to a patio seating area. Stone fireplace with tiled hearth. Central heating radiator. Exposed varnished floorboards.

Rear Hall

Central heating radiator. Built-in shelving area. uPVC double glazed door to the garden. Door to cloakroom. Door to kitchen.

Cloakroom

uPVC wood effect double glazed window to the side. WC. Vanity unit with wash-hand basin.

Kitchen

12' 6" x 6' 3" (3.8m x 1.9m)

Wall and base units with worktops over incorporating a one and a half-bowl ceramic sink. uPVC wood effect double glazed window to the side garden. Central heating radiator. Part-tiled walls. Tiled floor.

First Floor Landing

Built-in cupboard. Doors to the front bedroom and bathroom. Step up to a further landing area with doors to the two rear elevation bedrooms.

Bedroom

13' 5" x 8' 2" (4.1m x 2.5m)

uPVC wood effect double glazed window with slate sill to the front elevation. Dado rail. Central heating radiator. Exposed floorboards.

Bathroom

uPVC wood effect double glazed window with slate sill. Bath with shower over. Vanity unit with wash-hand basin and cupboard below. Pine paneling to dado height. Part-tiled walls. Central heating radiator. Cupboard housing the water tank.

Bedroom

13' 5" x 8' 6" (4.1m x 2.6m)

uPVC wood effect double glazed window with slate sill to the rear elevation. Central heating radiator. Exposed floorboards.

Bedroom

10' 6" x 5' 7" (3.2m x 1.7m)

uPVC wood effect double glazed window to the rear elevation. Built-in wardrobe. Central heating radiator.

Exterior

Set on a generous plot with driveway, parking, covered store and workshop. Curved steps lead to the entrance door and the garden continues to the side with raised decking with the sound of a running stream, mature trees and further outbuildings. There is a large area of garden which could be separated to create a more formal garden and an allotment area. A patio area gives access to the main lounge. Outside tap.

Open Front Store Leading to Workshop

Store/Car Port: 16' 9" x 15' 1" (5.1m x 4.6m)

Workshop: 18' 1" x 14' 1" (5.5m x 4.3m)

Windows to 3 sides. Door to internal storage area. Ideal home office/craft room with annexe potential subject to the relevant permissions.

Parking

Parking for several cars, with the open store offering additional parking if required.

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Oil CH, Electric, Septic Tank Drainage

Property Age - 1929

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys 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.



Dining Room/Reception 2



Lounge



Kitchen



Bedroom Front



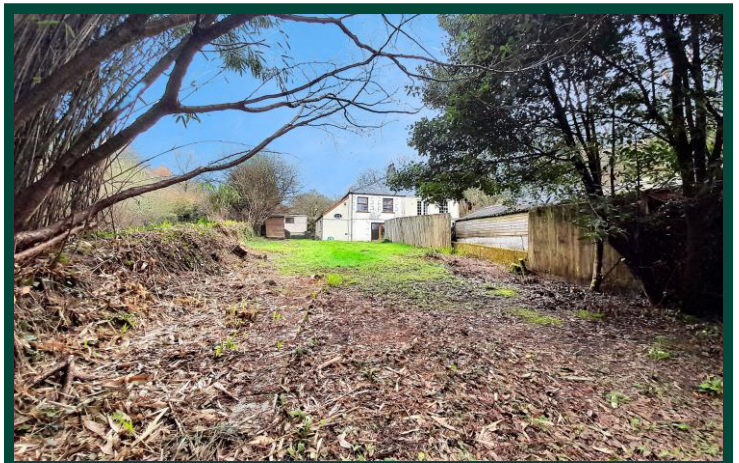
Bathroom



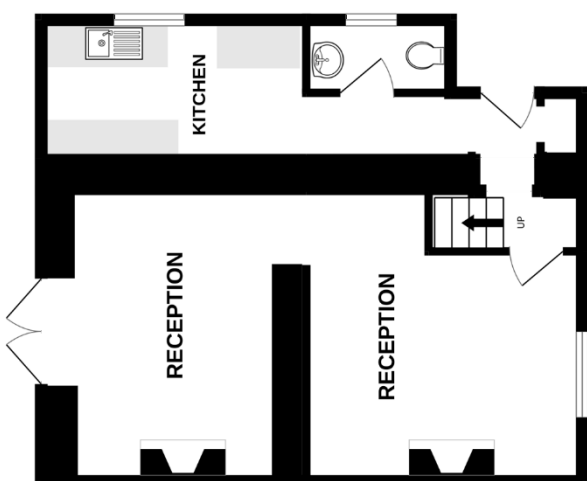
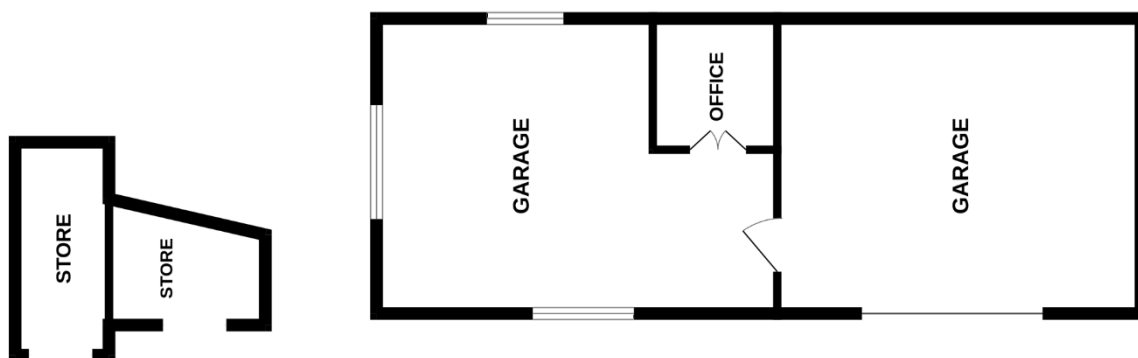
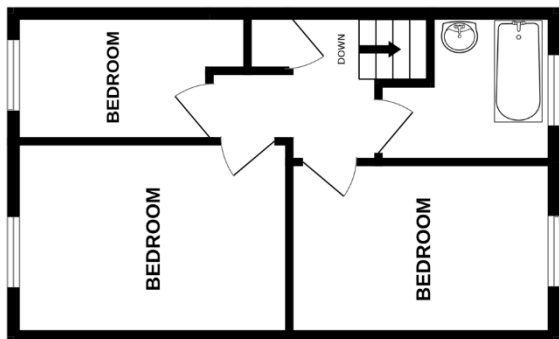
Garden




Workshop - Store - Parking



Rear Elevation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		85
81-91 B		
69-80 C		
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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ESTABLISHED 1865
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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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