

£270,000



Key Features

Country Setting
Overlooking Fields

Cosy Lounge

Kitchen/Diner

Utility PLUS WC

2 Bedrooms

Shower Room

Garage & Driveway
Parking

NO ONWARD CHAIN

TRELEAN VEAN COTTAGE ST EWE PL26 6ES

2 BEDROOM SEMI-DETACHED COTTAGE

Escape to the Country – Discover Trelean Vean! For those dreaming of an authentic Cornish cottage lifestyle, welcome to this pretty cottage - a delightful retreat nestled in a tranquil rural setting, surrounded by beautiful countryside views.

Full of warmth and charm, this cottage offers a cosy lounge, inviting kitchen/diner, and useful utility area, all combining comfort with traditional charm. Perfectly positioned for those who value the peace of the countryside yet still desire easy access to local amenities, it offers the very best of both worlds.

**With no onward chain, Trelean Vean could be
the country home you've been searching for!**

About The Location

Positioned just on the edge of the main village, the property enjoys all the charm of rural life. St Ewe is a small, picturesque parish and village in mid-Cornwall, located around five miles south-west of St Austell. Set within a beautiful rural landscape of farmland and woodlands, it offers the best of countryside living — close to the coast, yet pleasantly tucked away from the busier seaside spots. At the heart of St Ewe is The Crown Inn, a welcoming 16th-century pub full of traditional Cornish atmosphere.

People who live in the area cherish the tranquility, community spirit, and timeless charm of this setting. With Lobbs Farm Shop, the renowned Lost Gardens of Heligan and the traditional fishing village of Mevagissey close by. The area has an unmistakably peaceful feel, ideal for those wishing to escape the bustle of town life while still remaining within easy reach of everyday amenities. The nearby town of St Austell offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley, public houses, schools and healthcare.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Lounge

15' 1" x 10' 6" (4.6m x 3.2m)

uPVC double glazed entrance door. uPVC double glazed window to the front. Chimney breast with wood fire-surround and feature cast iron fire place. Modern heater. Wooden cupboard housing consumer unit. Door to:

Kitchen/Diner

15' 1" x 11' 6" (4.6m x 3.5m)

uPVC double glazed window to the rear elevation. Range of wall and base units with wood effect worktop over incorporating a stainless steel sink and drainer. Space and plumbing for a dishwasher. Space for cooker with extractor over. Inset ceiling spotlights. Part-tiled walls. Wood effect vinyl flooring. Stairs to the first floor with understairs storage. Modern heater. Glass panel door to:

Utility Room Incorporating Cloakroom

11' 6" x 9' 2" (3.5m x 2.8m)

uPVC double glazed door giving access to the rear garden. uPVC double glazed windows to the side and rear elevations. Base unit with wood effect worktop over incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer with wood effect worktop over. Space for fridge/freezer. Modern electric heater. Part-tiled walls. Tiled floor. Hot water boiler. Door to:

Cloakroom

uPVC double glazed window to the rear. Low level WC. Wash-hand basin. Tiled floor.

First Floor Landing

Wood balustrade. Doors to 2 bedrooms and shower room.

Bedroom One

15' 5" x 10' 10" (4.7m x 3.3m)

uPVC double glazed window to front elevation. Feature cast iron fireplace. Modern electric heater.

Bedroom Two

11' 6" x 10' 2" (3.5m x 3.1m)

uPVC double glazed window to side elevation. Chimney breast with cast iron fireplace. Electric heater.

Shower Room

7' 3" x 5' 7" (2.2m x 1.7m)

uPVC double glazed window to rear elevation. Shower cubicle with electric shower. Local level WC. Pedestal wash-hand basin. Heated towel rail. Part-tiled walls with complementary wood paneling. Vinyl flooring. Extractor fan.

Exterior

A wood gate give access to the front garden which is laid to lawn with fencing and hedging to boundaries. A pathway leads to the front door and continues to the side and rear gardens via a wooden gate. The rear garden is enclosed and laid to lawn with a garden shed with power.

Garage and Parking

Garage with double doors with parking for 2 vehicles to the front.

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Mains Electric & Water, Septic Tank

What 3 words - ///washing.shelving.cheerily

Tenure - Freehold

Fireplaces – We understand the fireplaces are feature fireplaces and not in use

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, 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.



Lounge



Kitchen/Diner



Utility



Landing



Bedroom 1



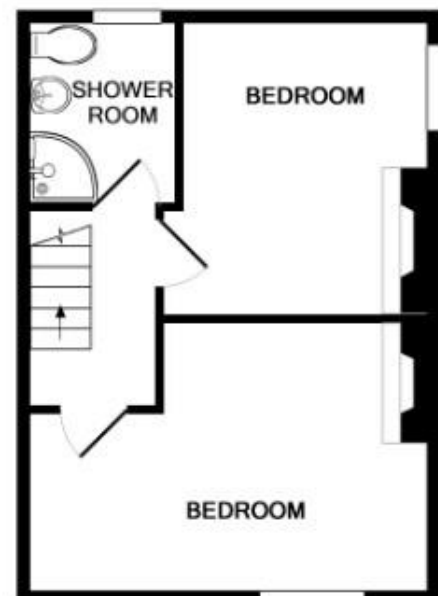
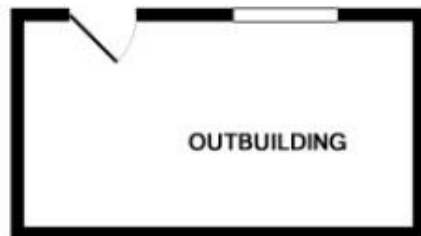
Shower Room



Rear Garden with Shed



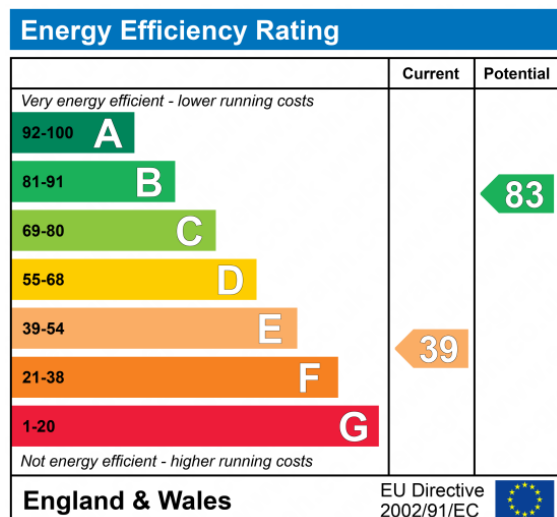
Views over Fields to the Rear



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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