



---

Nos 1 and 2 Trevithick Cottages



## Nos 1 and 2, Trevithick Cottages, Trevithick, Newquay, Cornwall TR8 4HX



St Columb Major 1.5 miles Newquay 4 miles  
Watergate Bay 5 miles A30(T) 4 miles

---

A most attractive pair of Listed cottages, one for renovation, with gardens in a fine rural position

---

- Tremendous Opportunity
- Good Position with Countryside Views
- Pair of 3 Bedroom Properties
- No. 1 Requires Renovation
- No. 2 Extended in 1990s
- Spacious Front and Rear Gardens
- Outhouses
- (Land Available)
- Freehold
- Council Tax Bands B

## Guide Price £550,000

### SITUATION

The two cottages are situated between the hamlets of Tregaswith and Trevithick in a popular rural area between St Columb Major, Newquay and the surfing beaches of the north coast. Newquay Airport entrance is about 2.5 miles and there is a junction to the A30(T) at Highgate Hill about 4 miles to the south.

### SUMMARY DESCRIPTION

The sale of the two cottages and land offers a rare opportunity to purchase a pair of attractive and appealing country cottages in a fine location with front and rear gardens. Both cottages are listed Grade II as Buildings of Special Architectural or Historic Interest.

### NO. 1 TREVITHICK COTTAGES

The approach is via a pedestrian gate to a garden path which leads to the front and side doors. Either side of the path are areas of lawn garden with low stone wall and hedge borders and these gardens open to good sized rear garden laid mainly to lawn with a stone and slate (roof in poor order) Out-house at the end.

The accommodation to No. 1 is presented requiring complete renovation and updating and, as the attached floor plan shows, will include on the ground floor an Entrance Porch, Living Room, Kitchen and Utility Room. On the first floor, off a Landing with an Airing Cupboard are 3 Bedrooms and a Bathroom. Adjoining the cottage the rear is an Privy.

There are good views to the front and rear.

### NO. 2 TREVITHICK COTTAGES

Again, approached via a pedestrian gate to garden paths to the front and side doors which intersect lawn gardens to the front. To the side of the house is a lawn garden which opens to the rear to a spacious lawn garden and with hedge and mature tree borders. At the end of the garden is a stone and slate Out-house. and adjoining the house at the rear is an outside privy (no toilet).

On the ground floor is a Front Porch with door which opens to a Living Room with stone fireplace with freestanding wood-burner on stone hearth with recessed shelving to either side, turning open tread stairs to the first floor and ceiling timbers. The Living Room opens to a central Dining Room with oil-fired Rayburn (not in working order) set in tiled recess off which is a rear Kitchen and a part glazed door to a Side Porch which houses the oil-fired boiler.

The Kitchen includes a matching range of base and eye level modern kitchen units with rolled

worktop surfaces to splashback tiling and includes a stainless steel single drainer sink unit with vegetable bowl and mixer tap, electric cooker with double oven and four electric rings, triple aspect, space for refrigerator/freezer and plumbing for dishwasher and washing machine.

On the first floor, off a central Landing are 2 front Bedrooms; a Bathroom with panelled bath with shower and screen over, wc, washbasin and double louvre doors to Linen Cupboard with radiator; and a walk through En Suite Shower Room with tiled shower cubicle with electric shower and chrome wall mounted towel radiator and which leads through to the Main Bedroom at the rear with triple aspect.

### EXCLUSIVELY AVAILABLE TO PURCHASE

The purchasers of Numbers 1 and 2 Trevithick Cottages will be given the exclusive opportunity to purchase an adjoining 20-acre pasture field with long stream frontage over the south-eastern boundary with Cornish hedge borders. Price £200,000.

### FENCING COVENANT

Prior to exchange of contracts, the Vendor will erect a stock proof fence between points A and B, a new gateway at point E and a fence on top of the existing bank between points F and G, as shown on the attached plan for identification purposes only.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### SERVICES

Water: The vendor, at her expense, is installing a new private borehole.

Drainage: Private drainage system

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE, 02, Three and Vodafone limited inside and EE, Three, 02 and Vodafone likely outside (Ofcom).

Heating:

### PLAN

The attached plan is for identification purposes only and is not to scale or to be relied upon.

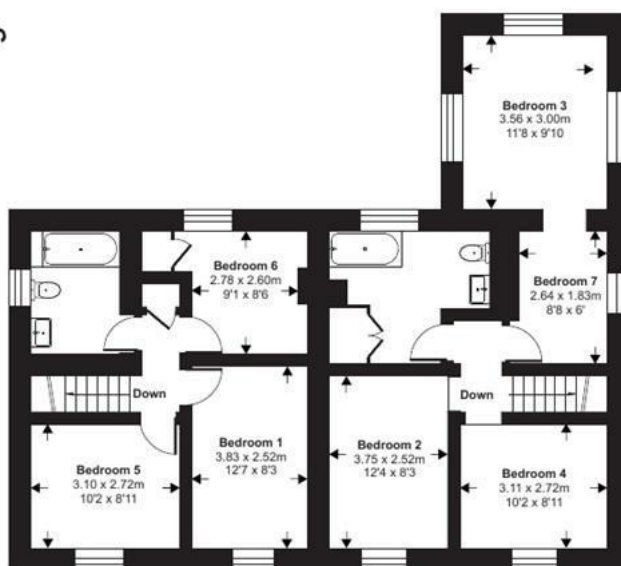
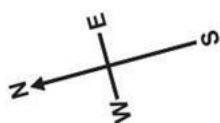






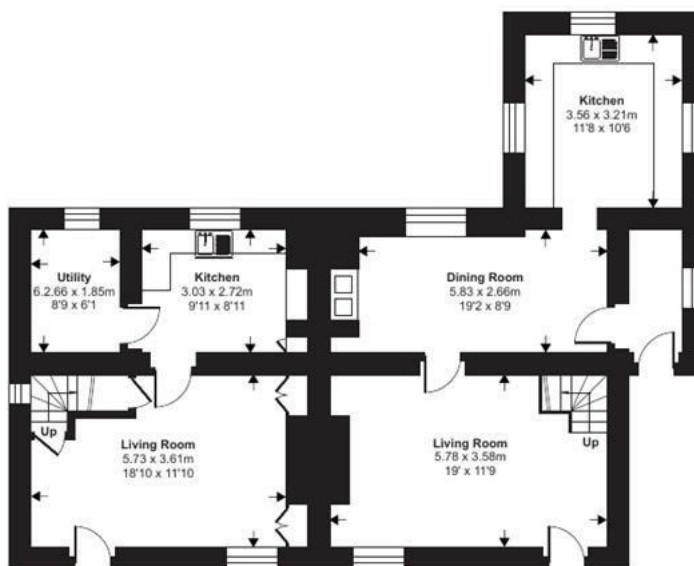
Approximate Area = 1921 sq ft / 178.4 sq m

For identification only - Not to scale



First Floor Number 1

First Floor Number 2



Ground Floor Number 1

Ground Floor Number 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1300599

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London