



Nos 1 and 2 Trevithick Cottages,



Nos 1 and 2 Trevithick

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 country cottages, one for renovation, and adjoining pasture field with stream frontage

- Tremendous Opportunity
- Good Position
- Pair of 3-Bedroom Cottages
- No. 1 Requires Renovation
- No. 2 Extended in 1990s
- Spacious Front and Rear Gardens
- Extensive Pasture Fields
- Total About 20 Acres
- Freehold
- Council Tax Bands B

Guide Price £750,000

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 and an appealing adjoining pasture field with stream frontage. Both cottages are listed grade II as Buildings of Special Architectural or Historic Interest. In total, the property extends to just over 20 acres.

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 a 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.

THE LAND

With a separate gateway access from the public road and lying to the north-east of No 2 Trevithick Cottages, is an attractive single pasture field of some 20 acres with Cornish hedge borders and stream frontage along the south-eastern boundary.

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

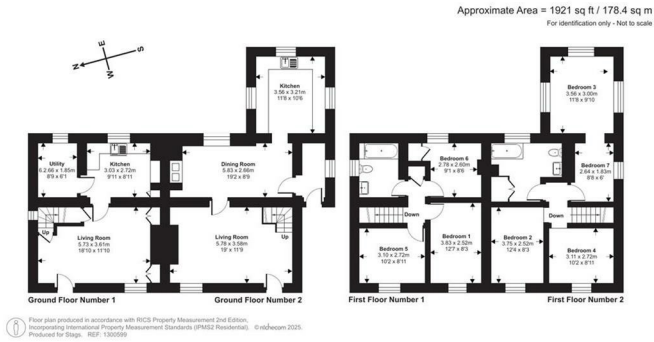
From Trekenning Rounabout at St Columb Major, take the exit towards Newquay Airport on the A3058. Drive for about a mile, pass the turning to the right to Newquay Airport and continue for about 7/10ths of a mile, before taking the next sharp turning to the left (about 20 yards after The Cornwall Air Ambulance). Drive for about half a mile to Trevithick. Follow the road to the left and drive for about 250 yards and the cottages will be seen on the left.

SERVICES

Water: The vendor, at her expense, is installing a new private borehole at point P.
Electricity: Mains electricity connected.
Drainage: Private drainage system situated at about point ST as shown on the attached plan for identification purposes only.
Heating:
Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE, 02, Three and Vodaphone limited inside and EE, Three, 02 and Vodaphone likely outside (Ofcom).

PLAN

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



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.



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

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