



RED OUTLINE FOR INDICATIVE PURPOSES ONLY

Trelawney,
Wheal Vor, Breage, Helston

LODGE & THOMAS
ESTABLISHED 1892

Trelawney,
Wheal Vor, Breage, Helston, TR13 9NJ

Guide Price - £495,000 Freehold

A charming detached cottage set in grounds approaching an acre and a half offering versatile four bedroom accommodation with potential for an annexe, if required. Numerous outbuildings, plenty of parking, gardens and paddock. Set in a quiet position on the outskirts of Carleen, near Helston.

- Detached character cottage
- Four bedrooms
- Annexe potential
- Various outbuildings
- Gardens and paddock
- Approx. 1.43 acres in all



The Property

Trelawney has been in the same family ownership for over 50 years and offers a wonderful opportunity to purchase a lifestyle property. The gardens and grounds, which extend to 1.43 acres or thereabouts, are beautiful and include vegetable beds, a fruit cage, pond with wooden footbridge, lawns and a paddock, ideal for those looking for space, privacy, room for vegetable growing, keeping chickens or even for a small pony.

The cottage has evolved over time with various extensions added at the rear to now offer four bedroom accommodation comprising; entrance porch, full length sitting room with fireplace, dining room with Rayburn, kitchen, wet-room style shower room, lobby with storage cupboards, utility room and a double bedroom (large enough to create a self-contained annexe if required) to the ground floor with three double bedrooms and a bathroom to the first floor. The property, though well maintained, would now benefit from a scheme of refurbishment throughout.





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Gardens & Grounds

Within the grounds are a number of useful outbuildings, namely an open fronted garage, mower shed (suited to conversion to stables, subject to consent), workshop and tool/potting sheds and in the front garden is a timber summerhouse.

There are three gateways from the lane into the property, the first and second offering access into parking and turning areas and the final gateway entering at the top end of the garden nearest the paddock.

The gardens extend to approximately half an acre with the paddock being approximately 0.9 acres.



Wheal Vor, Breage, Helston, TR13

Approximate Area = 1388 sq ft / 128.9 sq m
 Garage = 355 sq ft / 32.9 sq m
 Outbuildings = 840 sq ft / 78 sq m
 Total = 2583 sq ft / 239.8 sq m
 For identification only - Not to scale

EPC D Council Tax Band E

Services

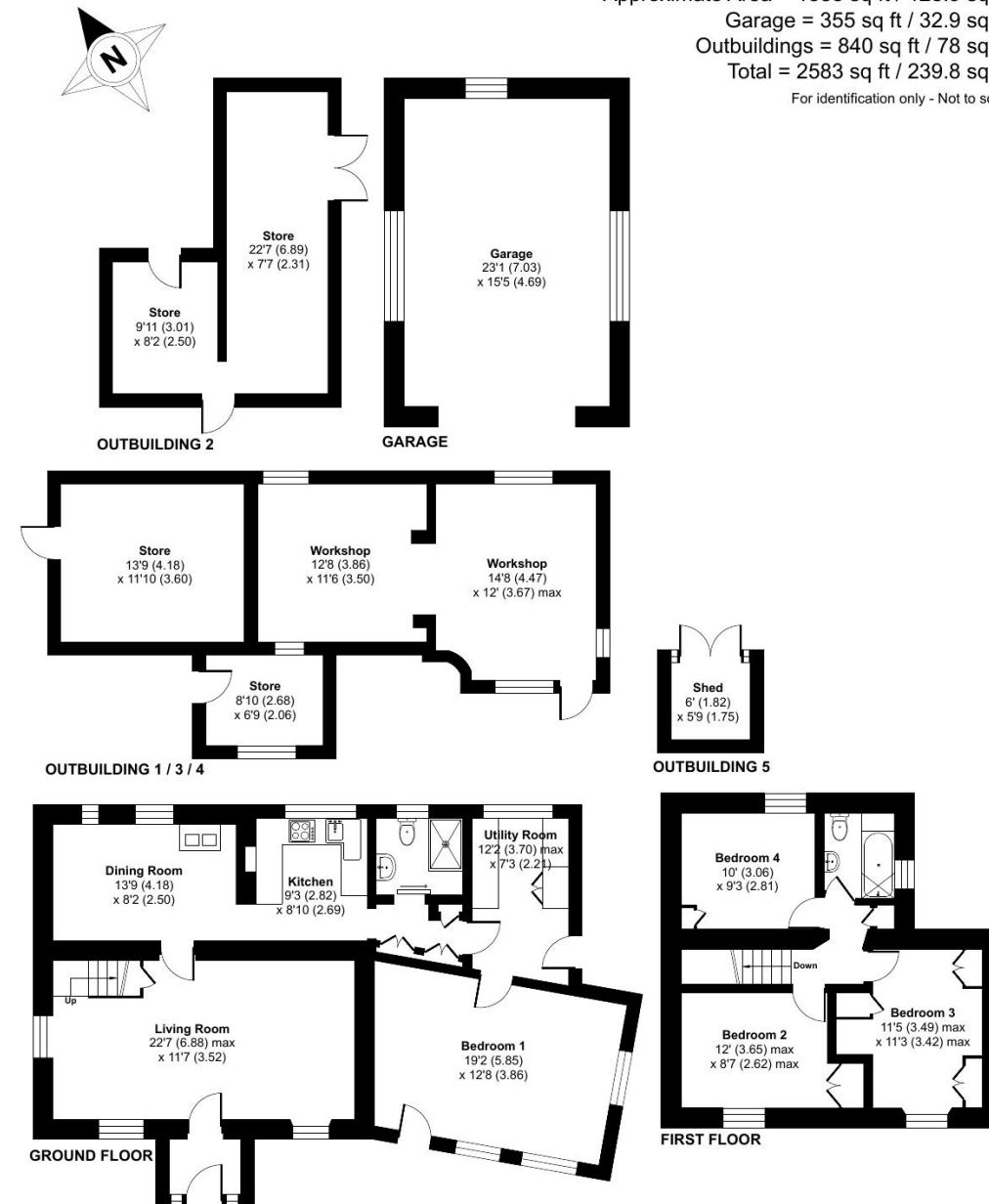
Mains water and electricity. Private drainage. Oil fired central heating. LPG for sitting room fire and kitchen hob. Solar panels (with batteries) on roof of open fronted garage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Carleen is a small village set on the outskirts of Helston. The village offers a village hall and bus route but every day amenities are available in Breage (approximately one and a half miles distant) which offers a public house, social club, convenience store with Post Office, primary school, parish Church and nearby is the highly regarded Trevenna Cross Nurseries garden centre together with a café. Helston (approximately 3 miles distant) offers a much wider range of facilities including a high street with national multiples and independent shops, eateries, supermarkets, primary and secondary schooling. Within 8 miles at Hayle is a mainline railway link to Truro and to London (Paddington).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From Helston proceed in a westerly direction along the A394 and at the brow of the hill turn right signposted St Ives, Hayle and Camborne (immediately in front of the car sales garage). Continue along this road for almost a mile before turning left towards Carleen and Godolphin. Trelawney will be found after approximately one mile on the right hand side identified by a Lodge & Thomas for sale board.

What3words///courage.list.songbirds





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