

# CHRISTOPHERS

ESTATE AGENTS



A beautiful three bedroom detached character cottage set amidst super gardens and grounds in the region of 1/2 an acre in the West Cornwall hamlet of Tresowes.



A beautiful character cottage with many period features as well as enjoying the refinements of modern living.

The accommodation in brief, comprises an entrance hallway, fitted kitchen, shower room, snug area, lounge with wood burner, whilst to the first floor there are three bedrooms and a generous family bathroom.

The grounds and gardens are an absolute delight with many specimen plants, trees and shrubs there is also a double garage and further outbuilding.

Tresowes is a pretty rural hamlet situated in West Cornwall. The nearby local villages of Ashton and Breage between them provide well regarded public houses, a petrol station, primary school and a Post Office. The popular coastal village of Praa Sands is also a short drive away with its sandy beach, public house and shops to cater for everyday needs. The towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants, leisure centres with indoor swimming pools and both primary and secondary schooling. Penzance also benefits from main line rail links to London Paddington from Penzance train station.

#### THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

##### GLAZED DOOR WITH GLAZED SIDE PANEL TO

##### ENTRANCE HALLWAY

With large storage cupboard, coat hanging space and boiler. Door to

##### KITCHEN 3M X 2.8M (9'10" X 9'2")

With stone effect worktops incorporating a one and a half bowl stainless steel sink drainer, gas hob with stainless steel splashback and hood over. There are a mixture of base and drawer units under with wall units over, tiled splashbacks, windows to the front and side aspects, feature shelf, space for a fridge/freezer and built in stainless steel oven.

##### SHOWER ROOM

With walk in tiled glass shower cubicle with electric shower over, close coupled w.c., wash hand basin set into a vanity unit, space for washing machine, tiling to the floor and walls, shaver socket, light and loft hatch to roof space.

##### SNUG/DINING ROOM 7.4M X 3M MAXIMUM MEASUREMENTS (24'3" X 9'10" MAXIMUM MEASUREMENTS )

With local stone fireplace housing a wood burner, glazed display cabinet and glazed patio doors leading out onto the garden.

##### LOUNGE 6.9M X 3.4M (22'7" X 11'1")

With two windows to the front aspect, attractive stone fireplace housing a wood burner and stable style door to

##### FRONT PORCH

With window and door to the garden.

Stairs rise to the first floor landing and door to

##### BEDROOM ONE 3.5M X 3.3M (11'5" X 10'9")

With a window to the front aspect overlooking the garden.

##### BEDROOM TWO 3.5M X 2.4M (11'5" X 7'10")

With built in wardrobe and window to the side aspect.

##### BEDROOM THREE 3.5M X 2.4M (11'5" X 7'10")

With window to the front aspect overlooking the garden.

##### FAMILY BATHROOM 3.1M X 2.7M (10'2" X 8'10")

Comprising a suite including panel bath with mixer tap arrangement, pedestal wash hand basin with mirror and light over, w.c., bidet, two obscured windows to the side aspect, tiling to the wall and obscured window to the rear aspect.

##### OUTSIDE

To the front of the property there is a driveway with parking for several vehicles leading to a double garage. This area is enclosed by an attractive stone wall with gated entrance to the garden. A beautiful space bordered by trees and planted with many specimen shrubs. There is a walled courtyard area leading to an

##### OUTBUILDING

##### AREA ONE 4.4M X 2.6M (14'5" X 8'6")

With power, light and window to the front aspect.

##### AREA TWO 2.6M X 2.4M (8'6" X 7'10")

With power and light.

## AGENTS NOTE

The property also has outline planning for three dwellings for those looking for a development opportunity. Further information can be found by visiting [planning.cornwall.gov.uk](http://planning.cornwall.gov.uk) - PA20/09859 where purchasers should satisfy themselves that the planning permission will lapse and may have to be re applied for.

## SERVICES

Mains water and electricity and private drainage.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## DIRECTIONS

From Helston proceed along the A.394 Penzance road, passing through the villages of Breage and Ashton. After a short distance turn right signposted Tresowes. As this road bears round to the left, take the right hand turn and proceed along this lane bearing left and the property will be found towards the top of the lane on the left hand side.

WHAT THREE WORDS: Hawks. Healthier. Perfect.

## COUNCIL TAX BAND

Band F

## ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

## PROOF OF FUNDS - PURCHASERS

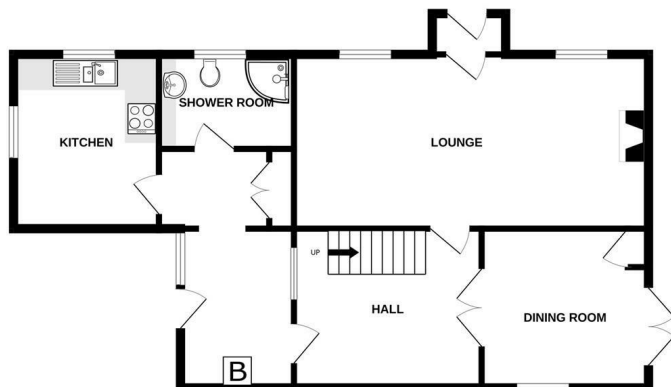
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

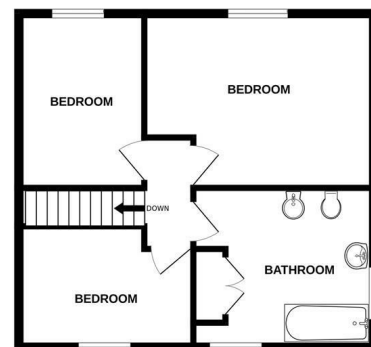
10TH MAY 2023

# MYRTLE COTTAGE & 3 BUILDING PLOTS, TRESOWES, ASHTON, CORNWALL, TR13 9SY PRICE GUIDE £495,000

GROUND FLOOR



1ST FLOOR



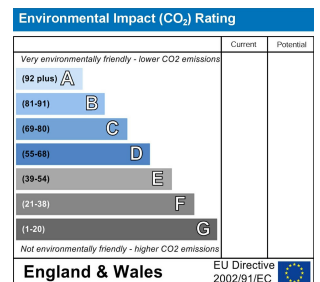
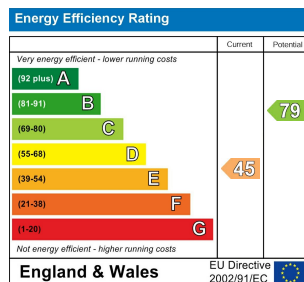
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