



3 Trenoweth Court, The Lizard, TR12 7NJ

£250,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

3 Trenoweth Court

- BARN CONVERSION
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- LOVELY COURTYARD SETTING & COMMUNAL GARDENS
- DISTANT SEA VIEWS
- COUNCIL TAX BAND B
- LEASEHOLD
- EPC - F25







Situated in the heart of mainland Britain's most southerly village, is this well proportioned, stone fronted, two bedroom barn conversion with an allocated parking space.

Trenoweth Court is made up of a small number of attractive properties, forming a lovely courtyard setting, around which there are well maintained communal gardens and grounds to enjoy.

The residence offers the versatility of a permanent home, but could equally be an exciting opportunity for those seeking a "lock up and leave" holiday let or bolthole, just moments from this popular village and its' amenities.

Designed on a single-level, the layout of the property would seem ideal for those seeking easy accessibility and comfortable living,

The residence features a generous open plan living space with the rear windows affording a distant outlook towards Lizard Point and the sea beyond. The modern fitted kitchen is well appointed, whilst there are two generously sized double bedrooms and a family bathroom

One of the highlights is the enclosed inner courtyard which offers a sheltered outdoor space in which to sit out and relax and enjoy the fresh air and sunshine.

The accommodation comprises of an open plan kitchen and dining area, large dual aspect lounge, double bedroom and shower room. The property benefits from double glazing and is warmed by electric night storage heaters.

The Lizard Peninsula with its dramatic coastline has been designated as an area of outstanding natural beauty, close by there are sandy beaches, the South West coastal footpath and the magnificent sailing waters of the Helford River are within easy reach. The Lizard village itself is a short drive away and has a range of amenities that include a butchers and a number of well regarded cafes, public houses and restaurants.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE DOOR to

ENTRANCE HALLWAY

With electric consumer unit, vinyl flooring, storage cupboard (with slatted shelving), opening to inner hallway and door to

KITCHEN 14'6 x 10'8 (max measurement) (4.42m x 3.25m (max measurement))

Nicely fitted kitchen white high gloss units with working top surfaces incorporating a one and a half bowl sink with drainer and Swan's neck mixer tap over. There are a useful range of base units with cupboards and drawers and wall units over, with under counter lighting and matching up-stands. Spaces are provided for an electric cooker (with hood over), washing machine, dishwasher and a free standing freezer. There is a spotlighting arrangement, vinyl flooring and a window to the front aspect. Opening to

LOUNGE / DINING AREA (of irregular shape) 22'6 x 13' (6.86m x 3.96m)

A generously sized open plan living space with a number of windows to the rear aspect enjoying distant sea views.

INNER HALLWAY

With Velux skylight, doors to both bedrooms and door to

BATHROOM

With suite comprising a low-level w.c, a pedestal wash handbasin and a panelled bath with a glass screen and electric shower over. There is tiling to the walls, a ladder style heated towel rail, an extractor fan, a Dimplex down flow heater, vinyl flooring and a loft hatch. Door to airing cupboard (housing immersion tank).

BEDROOM ONE 14'9 x 14'9 (4.50m x 4.50m)

Double bedroom with large windows enjoying outlook over communal gardens

BEDROOM TWO 12'5 x 11'2 (3.78m x 3.40m)

Double bedroom with window to front aspect.

OUTSIDE

A large brick paved driveway leads into the residents parking area, in which the property has the benefit of an allocated parking space. The communal courtyard gardens and grounds are well tended and would seem an ideal place in which to sit out and relax.

SERVICES

Mains water, electricity and drainage





COUNCIL TAX

Council Tax Band B

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 take the A3083 to The Lizard village. Upon reaching the village proceed through passing the shops on the left and The Coast restaurant on your right, immediately after this turn right into Trenoweth Court where the property will be found as you enter the courtyard on the far left hand side.

AGENTS NOTE ONE

The property is leasehold and has a 999 year Lease which we are advised was granted in 1990 and has circa 965 years remaining.

AGENTS NOTE TWO

The maintenance charge for the property is currently approximately £180 per annum which is used towards the upkeep and maintenance of the communal grounds and areas.

ANTI-MONEY LAUNDERING

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

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

PROOF OF FINANCE - 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.

24th March 2025




GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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