

Myrtle Cottage Tresowes
Helston, Cornwall TR13 9SY





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Welcome to this charming three-bedroom character country property with a double garage and an outbuilding, surrounded by delightful gardens nestled within the serene countryside and close to the nearby coast.

Being sold to close an estate the property has been un-occupied for some time and now represents a golden opportunity to create one's dream home in a tranquil and secluded spot. The property currently boasts characterful accommodation offering three spacious bedrooms with a family bathroom on the first floor and comfortable living space with a useful shower room on the ground floor.

One of the attractive features of this property is the double garage, providing secure parking for vehicles and additional storage space. The outbuilding adds to the property's allure, offering endless possibilities for use as a workshop, studio, or useful storage.

Beyond the main dwelling, you will find the true highlight – delightful and extensive gardens well stocked with mature trees, plants and shrubs.

This character filled property captures the essence of country living offering ample space within easy reach of the coast and surrounding countryside. Don't miss the chance to make it your own.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £595,000

LOCATION

Tresowes is a desirable rural hamlet located between Penzance & Helston off the A394. Local amenities include a petrol station with shop in Newtown, a CO-OP in Rosudgeon, a good selection of public houses, church and primary schools being located in nearby villages of Germoe, Breage, Godolphin and Porthleven. The hills of Tregonning and Godolphin offer many fine walks with superb views across both the Lizard and Penwith peninsula. The closest beaches are located at Rinsey and Praa Sands offering stunning coastal scenery. Nearby is the ancient market town of Helston regarded as the gateway to the Lizard peninsula having a good choice of national supermarkets, schools, sports centre, cinema and a variety of local shops.

Penzance railway station provides direct trains to London Paddington and the town is now host to several well regarded restaurants and the newly refurbished Jubilee Pool. Mounts Bay is a favoured destination for kite surfers and a few miles in the opposite direction Porthleven is now a culinary hotspot with its incredible range of quality restaurants and annual food festival. The north coast is equally accessible with the town of St Ives a major attraction with its beautiful beaches, selection of high quality restaurants and its great shopping, not to forget the cultural experiences offered by Tate St Ives, the Barbara Hepworth Museum and the Bernard Leech pottery.

ACCOMMODATION

ENTRANCE HALLWAY

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

SHOWER ROOM

DINING ROOM/SNUG - (24'3" X 9'10" MAXIMUM MEASUREMENTS)

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

FRONT PORCH

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

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

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

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

OUTSIDE

The property enjoys an exceptionally spacious plot which is currently arranged as mature and well stocked gardens. There is a double garage and driveway offering parking for several vehicles. There is also a large useful outbuilding currently divided into two areas and benefitting from power and light.

SERVICES

Mains water and electricity. Council Tax Band F.

PLANNING CONSENT

There is currently outline planning consent in place for three additional dwellings. More detailed information can be accessed on the online planning register with reference PA20/09859. This planning was granted in September 2021.

AGENTS NOTE

The property is being sold as part of a deceased estate. The executors have no personal knowledge of the property and cannot provide any further information, warranties or guarantees. Buyers must rely on their own enquiries.

AGENTS NOTE 2

Please be aware that there is a small section of land between the highway and the property's extent over which the property's title does not appear to benefit from an expressed right of way. It is understood the piece of land in question is un-registered and the owner is unknown. The sellers are willing to provide suitable indemnity access insurance.





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			
		45	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

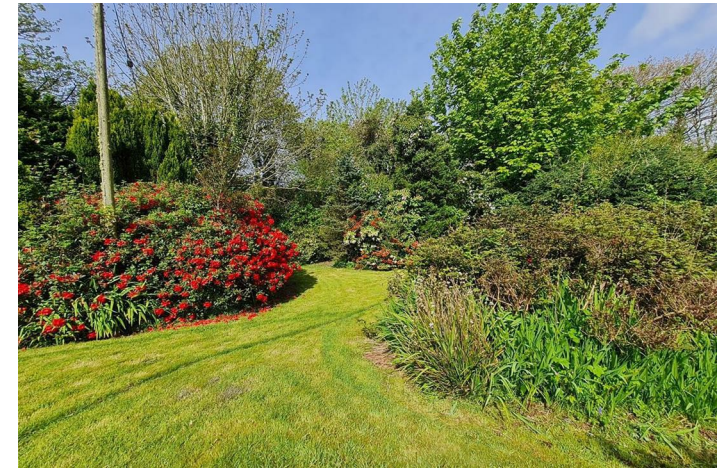
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

BROADBAND AND MOBILE PHONE COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

