

# Tregarthen Cottage, Tregarthen Penzance, Cornwall TR20 8YH





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Nestled amidst the picturesque landscape, this remarkable detached house offers an idyllic retreat for those seeking tranquility and natural beauty. The moment you step out of the front door, you'll be captivated by the views of St Michaels Mount over the fields. Whether it is sunrise or sunset, the panorama from your windows is nothing short of magical. The property boasts ample parking space, whether you have multiple vehicles or love hosting gatherings, there's room for everyone.

The gardens are enclosed and at the front, there are plenty of spots to sit and enjoy the view. However, the patio is the gem, positioned to maximise the impressive views. Imagine sipping your morning coffee or your evening glass of wine, either way, it's the perfect blend of nature and comfort. Tucked away towards the rear of the property is the 'secret garden', a perfect space to relax. Inside, the house offers four spacious bedrooms, each thoughtfully designed. The master bedroom, complete with an en-suite bathroom - wake up to the sunrise filtering through the curtains. The living room is bathed in natural light and invites relaxation and is great for entertaining! The separate snug has a cozy wood burner, great for the winter evenings. What truly sets this property apart is its flexible layout. Whether you have a dependent relative, a teenager seeking independence or guests staying over, there's room for everyone. In summary, this detached house offers not just a home, but a lifestyle—a harmonious blend of nature, comfort, and adaptability. Come explore and make it yours!



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

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**Guide Price - £950,000**

**Accommodation**

- Porch
- Utility Room
- Shower Room
- Kitchen
- Living Room
- Dining Room
- Snug
- Bedroom One (En-Suite)
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Landing

**Outside**

As you arrive, a neatly laid gravel parking area welcomes you. It provides ample space for your vehicles and ensures convenience for you and your guests. Beyond the parking area, the main garden stretches out before you and the view of the Mount stops you in your tracks. The gardens offer an excellent degree of privacy. Positioned strategically, the front patio invites you to unwind. Picture yourself sipping morning coffee or an evening glass of wine whilst you feast your eyes on the majestic St. Michael's Mount. If that's not enough, the 'secret garden' area is tucked away, great spot for reading or just relaxing.

**Parking**

The property has ample parking on the driveway at the rear of the property.

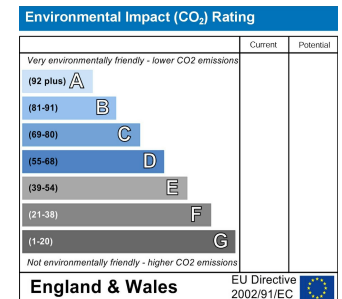
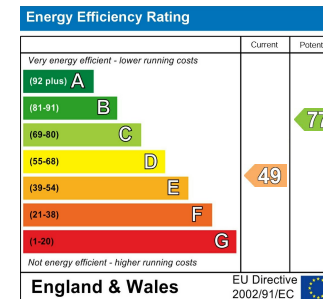
**Services**

Mains water, electricity, private drainage and oil central heating.

**Agents Note**

Before you enter the grounds via the wooden five bar gate, there is a strip of ground to the left, also gated. This area is owned by Tregarthen Cottage however the neighbour, has access over here to access their land.





**Agents Note 2**

Our client advises of the following planning applications PA17/09181 & PA20/08747. Full details can be found on the Cornwall Council Planning Website.

**Council Tax - Band C****Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. Our client advises that the property could have BTs maximum speed on the WIFI which is 900Mb. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>,

**Proof of Finances**

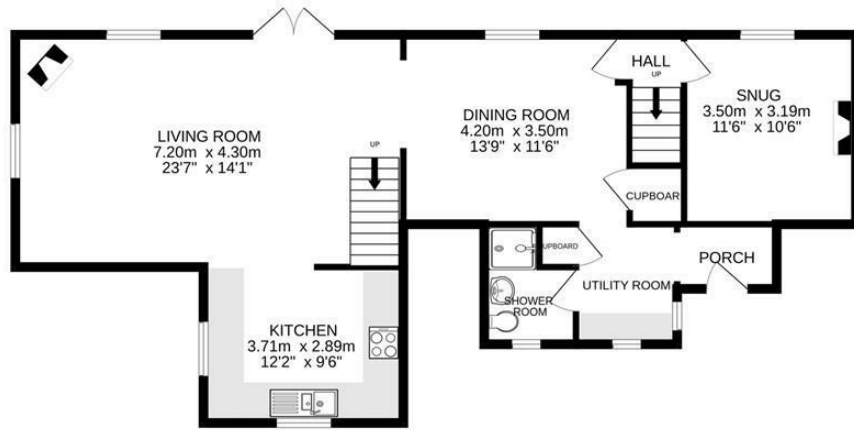
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**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 will inform you of the process once your offer has been accepted.



## GROUND FLOOR



## 1ST FLOOR



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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