

Trevithian Cottage

St Keverne, TR12 6RG



MATHER
PARTNERSHIP





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Nestled in a serene and picturesque setting, this captivating country property offers an idyllic lifestyle surrounded by stunning gardens and offering excellent access to the nearby tranquil countryside and stunning coastline. Upon entering via the front porch, you are greeted by a spacious lounge exuding warmth and charm, complete with a striking feature fireplace and a bespoke spiral staircase leading to the first floor. The adjoining kitchen, enhanced by a comforting Rayburn stove, leads seamlessly to a delightful sunroom—a perfect spot for leisurely mornings with the newspaper and a freshly brewed coffee.

Ideal for hosting gatherings, the property boasts a sizable dining room separate from the main living areas. Practicality is addressed with a rear lobby and shower room, ensuring convenience for residents and guests alike.

Upstairs, four generously proportioned bedrooms await, including a fabulous master bedroom with dual aspects. Ample storage and a family bathroom further enhance the comfort and functionality of this level.

A notable feature of this property is the expansive double garage, complete with a mezzanine level and utility area and complemented by a shower room. This space presents exciting potential for conversion, subject to the necessary permissions, ideal for accommodating family members or guest or generating additional income through letting.

The gardens surrounding the property are truly enchanting—a haven of privacy, mature trees, and meticulously planted shrubs, plants and flowers. The rear garden is a secluded paradise, while the front garden boasts a stunning collection of rose varieties, alongside a greenhouse and established beds that have been thoughtfully used for growing produce.

This country retreat is a rare find, offering not only a beautiful home but a lifestyle defined by tranquility, natural beauty, and the allure of the nearby coastline. Experience the best of country living in this enchanting property



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Guide Price- £635,000

Location

Trevithian is a small hamlet that sits inland of Coverack near to the bustling village of St Keverne. St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. Coverack is a stunning location, nestled in a sheltered cove on the Eastern side of the Lizard Peninsula, there is a crescent shaped beach offering access to crystal clear waters perfect for swimming, kayaking and paddle boarding. The heart of the village is the traditional fishing harbour constructed in 1724 from local serpentine and still home to working fishing boats bringing in the catch on a daily basis. The old Lifeboat House now offers fish and chips that can be enjoyed on the harbour and The Paris Hotel offers a great range of food and drinks, there are also a variety of small café's, restaurants and shops as well as a Primary School. It's Cornish living at its absolute best. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

The ground floor offers a wonderful range of accommodation that is both spacious and at the same time cosy and welcoming. The heart of the home is the traditionally styled kitchen featuring Cornish granite worktops sourced locally from Mabe quarry, warmed by an oil fired Rayburn, keen cooks are well catered for as there is also an electric oven and gas hob. There is space for a small table perfect for informal dining whilst for those who enjoy entertaining there is a large formal dining room. Adjacent to the kitchen is a lovely light filled sunroom, perfect for morning coffee. The huge lounge hosts an open fire set in traditional fireplace at one end with a bespoke spiral staircase rising to the first floor. A lovely feature has been created in this room with a door reclaimed from the original Cornish range which has been set into the wall. A practical porch offers access to the front. The ground floor is completed by a useful rear lobby and practical shower room with generous walk in shower.

Ascend to the first floor and find yourself on a landing offering access to all first floor rooms, with plenty of eaves storage as well as a huge airing cupboard and useful storage cupboard. The master bedroom is a generous dual aspect room with a useful wash hand basin and vanity, there are three further double bedrooms offering plenty of space for family and guests as well as the family bathroom





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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	

Outside

The gardens are a real highlight of the property. To the rear there is a mature and extensively planted secluded garden with a large lawn and areas of patio and decking perfect for alfresco dining. To the front there is a greenhouse and established beds that have been successfully used for produce, the front garden also hosts the most amazing array of roses showcasing many different varieties with the front of the garden being adorned by stunning and fragrant wisteria.

Services

Mains electricity, private water and private drainage. Oil Fired Rayburn which runs the central heating. Council Tax Band F.

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.

Proof of Finances

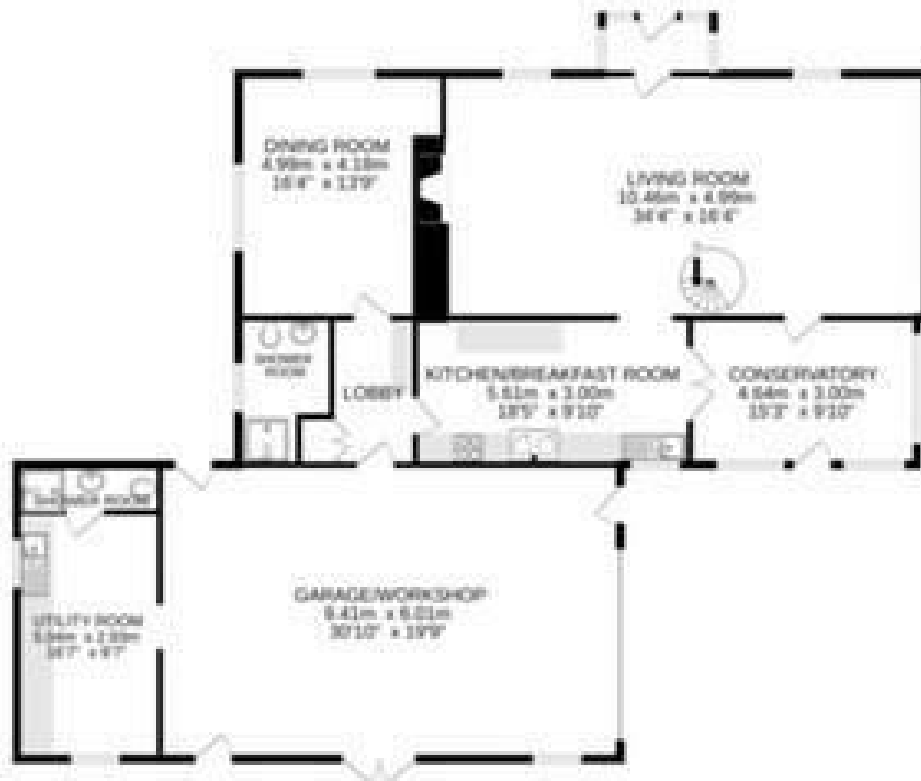
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

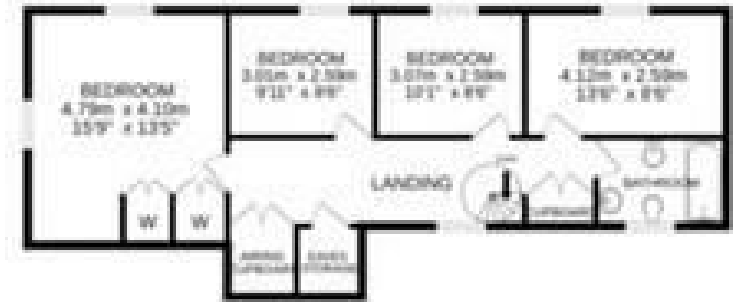
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with drawings 1/2024

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.

