

Trannack Cottage

Lowertown, TR13 0DA





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Welcome to this enchanting two-bedroom country cottage, nestled amidst the serenity of nature's embrace. Located in an idyllic setting, this gorgeous retreat offers a seamless blend of rustic charm and modern comfort.

Surrounded by completely secluded gardens, the cottage ensures an unparalleled level of privacy and tranquility. Arrive and meander up the gravelled path to be greeted by an array of colourful flowers, verdant foliage, and attractive lawns. The garden, like a secret oasis, invites you to discover a choice of seating areas where you can unwind and soak up the beauty of nature.

As you enter the cottage itself, you'll be immediately captivated by its timeless appeal. The interior exudes a warm and inviting atmosphere, adorned with tasteful decor that showcases a delightful fusion of traditional and contemporary elements. The living/dining area is spacious yet cosy, offering a space where you can relax in front of a crackling fire, enveloped in a book or dine with friends and family engaged in lively conversation.

The stylish yet classic kitchen, with its modern appliances and butchers block style counters provides everything you need to create delightful meals, with the highlight a stunning view of the valley whilst you do your washing up! The bathroom is a luxurious haven in which to relax and refresh at the end of a busy day featuring a free standing slipper bath as well as a modern shower cubicle.

The cottage features two double bedrooms, each providing a restful sanctuary. The master bedroom boasts bespoke built in storage whilst both bedrooms feature double glazed sash windows with window seats overlooking the gardens, allowing you to wake up to the beauty of nature each morning. This gorgeous two-bedroom country cottage offers a haven of serenity and beauty, allowing you to escape the hustle and bustle of everyday life. With its secluded gardens, magnificent countryside views, and impeccable interior, it provides an idyllic lifestyle.



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

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GUIDE PRICE - £450,000

LOCATION

Lowertown is a popular hamlet which is situated on the outskirts of Helston. Surrounded by trees and set in the valley Lowertown has some great walks and wildlife to explore. The River Cober runs through the valley and leads to the market town of Helston. Helston is within walking distance or a short drive away and benefits from a number of supermarkets, a sports centre, public houses, cinema, shops, primary and secondary schools. Helston is well known for the famous Flora Day which occurs in May when people dance through the streets to celebrate the end of winter! The popular town of Falmouth is twelve miles away and the Cathedral City of Truro is a further eleven miles away. Access to the A30 is approximately ten miles away, whilst the closest beach can be found in Porthleven which is a thriving village host to an array of popular restaurants and shops.

OUTSIDE

A huge feature of the property are the utterly private gardens of excellent size offering an array of different areas in which to relax and enjoy the sunshine, take your morning coffee or linger over an alfresco supper. There is even a 'secret' seating area overlooking the surrounding farmland and countryside from which the present vendors have observed a variety of wildlife including deer.

DETACHED GARAGE/WORKSHOP

22'0" x 12'3"

With an electric up and over garage door, four single glazed windows, over head loft style storage and power and light connected, subject to any necessary consents being obtained this may offer scope and potential for conversion. The present vendors have not sought any formal consent for this.

PARKING

Generous parking is provided in front of and to the side of the garage for several vehicles.

UTILITY BUILDING

8'3" x 7'11"

A hugely useful building flooded with light with triple aspect windows as well as a velux style window. Fitted in a complimentary style to the kitchen offering a range of wall and base units as well as a sink and tiled splashback. A perfect barbecue kitchen or if required could offer scope as a home office. Plumbing and space for a washing machine and tumble dryer, power and light connected and housing the Grant Oil boiler.

AGENTS NOTE

There is lapsed planning permission for a first floor extension to provide for a third bedroom and upstairs bathroom. Plans can be viewed on the online planning register under reference PA16/00835.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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-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	

SERVICES

Mains electricity, water and private drainage. Oil fired central heating with zoned heating being underfloor to the lounge/dining room and porch and radiators to the first floor. Council Tax Band D.

DIRECTIONS

Taking the Redruth road out of Helston, turn left at the final roundabout for Lowertown. Go through the hamlet and bear round to the right onto the Trannack road and continue along this road for approximately 500m. Trannack Cottage will be found on your right hand side.

ANTI-MONEY LAUNDERING REGULATIONS - PURCHASER

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 FINANCE - PURCHASERS

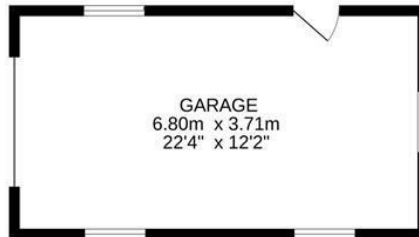
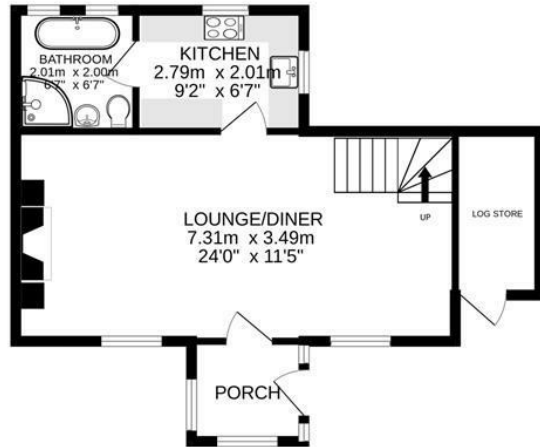
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

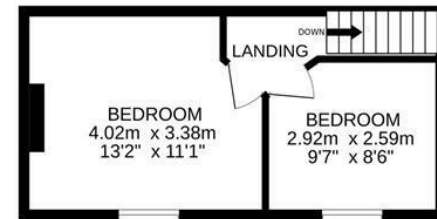
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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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