

Tolcarne Cottage Burras
Wendron, Cornwall TR13 0HT



MATHER
PARTNERSHIP



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If you fancy a lifestyle change then Tolcarne Cottage could be just the property for you! Set equidistant between Helston and Redruth within the small village of Burras this property really is off the beaten track! Situated in an idyllic secluded setting, this grade II listed quintessential country cottage offers all the rustic character and charm you could wish for. In the main cottage there are two reception rooms, a cosy living room with a wooden beamed ceiling, exposed stone walls, wooden floor boards and window seats however the real focal point is the eye catching Inglenook fireplace which houses the wood burner. The living room leads into the dining room where you can't help but be impressed by more original features with another authentic Inglenook fireplace. Step down into the the kitchen/breakfast room where again you will be charmed by the character retained in this lovely property. The kitchen is fully fitted with more exposed stone walls and wooden units in keeping with the style of the property at one end and a breakfast seating area at the other. Also downstairs there is a bedroom and family bathroom whilst upstairs there are two double bedrooms and a WC. There is plenty of space for your family and friends to come and stay, in addition to the main cottage there is a studio annex in the garden called The Castle! It's the outside space however which really sets this property apart, with many different garden areas to relax and enjoy and if an absolutely beautiful garden isn't enough there is also stunning countryside views. Tolcarne Cottage is a truly special property - country living at it's best!



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

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GUIDE PRICE - £475,000

Ground Floor Accommodation

Entrance Porch
Living Room
Dining Room
Bathroom
Bedroom Three
Kitchen/Breakfast Room

First Floor Accommodation

Master Bedroom
Second Bedroom
WC

Outbuilding

To the side of the property there is a useful attached outbuilding.

Outside

The outside space really sets this property apart, with many different garden areas wrapping around the whole property to relax and enjoy. To the front there is a perfect country cottage garden with a beautiful selection of pretty flowers and plants and a cobbled path leading up to the front door. To the side there is a further area of garden which is laid to lawn and has an outside oven - the perfect space for entertaining friends or enjoying quality family time. To the rear there there is yet more stunning garden space with access to the annex, a greenhouse and another lawn area planted with more pretty plants and wild flowers and offering beautiful views this is sure to impress any keen gardeners!

Services

Mains electric, solid fuel, septic tank and private water supply via a bore hole. Owned Solar Panels.

Council Tax Band- D

Agents Note

Our client has informed us that they have vehicular and pedestrian access through the rear of the





neighbouring property through to the lane. They also have vehicular and pedestrian access over the bridal path.

Agents Note Two

Our client has informed us that they have shared access and maintenance over the bottom lane with two other properties.

Agents Note Three

The vendor has informed us that spray foam insulation has been used in part of the loft.

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/>

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.

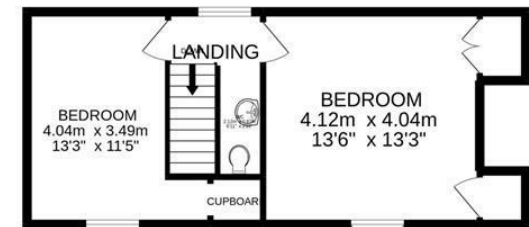
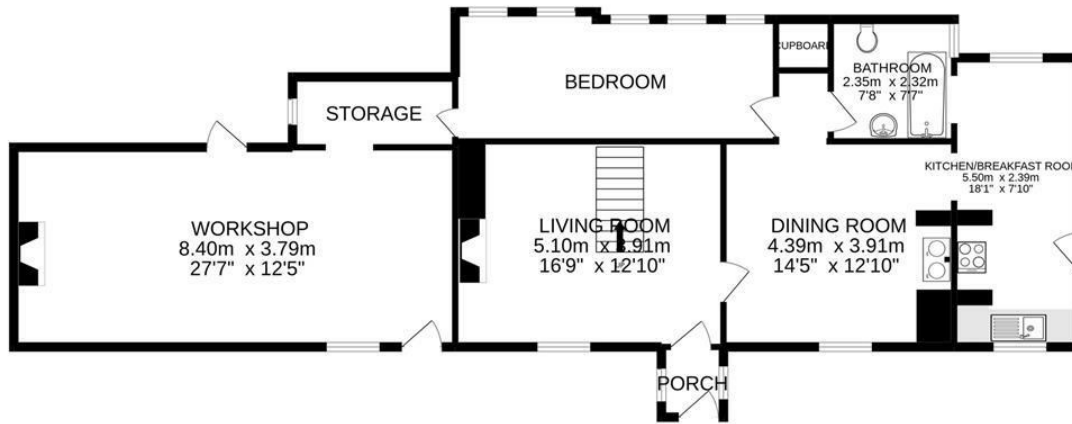
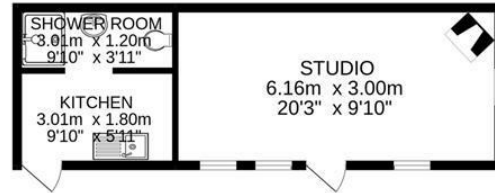
Proof of Finances

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.



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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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.

