

Meadowside, Crelly, Trenear, TR13 0EU







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Welcome to this charming 4/5 bedroom character cottage, located in the picturesque hamlet of Crelly, Trehear. This beautifully presented period property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step into the spacious living room, you'll be greeted by the warmth of a log burner, creating a cosy atmosphere during those chilly evenings. The four double bedrooms offer ample space and wonderful natural light, providing a peaceful retreat for a good night's sleep. The property also benefits from a study/cot room, which is currently utilised as a work from home office by our client. Outside, the property features generous gardens, ideal for those with a green thumb or for enjoying outdoor activities. Our clients have improved the grounds and added a generous off road parking area, providing parking for several vehicles. Situated in a beautiful rural position, this cottage offers stunning countryside views, allowing you to immerse yourself in the tranquillity of the surroundings. Don't miss the opportunity to make this lovely property your new home. A viewing is highly recommended.



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

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Guide price - £425,000

Location

The property is situated in the hamlet of Trenear on the outskirts of Helston. Helston is famed for its historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The city of Truro and the towns of Falmouth, Redruth and Penzance are all within a 20 to 30 minute drive.

Accommodation

Living room

28'4" x 11'5"

Dining Room

11'7" x 12'1" maximum

Kitchen

11'3" x 10'1"

Utility Room & WC

9'11" x 5'2" widening to 8'1"

Space for white goods with a door leading to the WC.

Bedroom One

11'5" x 11'5" widening to 13'11"

Bedroom Two

11'6" x 11'0"

Bedroom Three

11'6" x 11'6" maximum

Bedroom Four

10'7" x 9'5" widening to 12'10"

Study/Cot room

Front aspect window affording countryside views. Current utilised as a work from home office.

Bathroom

A fitted suite comprising a wc, wash hand basin, bath with over head shower, tiling to part walls, radiator, ceiling light, extractor fan, laminate flooring and a window.

Outside

The property benefits from spacious gardens and outdoor space. To the front elevation is a large lawn area with mature tree borders, as well as a large gravel area providing parking for several vehicles. There are a number of storage sheds for garden tools & equipment, as well as log storage. A gated entrance opens into the front garden which is chiefly laid to lawn with fence and mature hedge boundaries. There is a patio area with space for table and chairs. To the rear elevation is an enclosed courtyard laid to patio, offering privacy and space for table & chairs. Oil tank for the central heating. Pedestrian gate leading to the rear lane. The garage has been converted to provide storage as well as a fully sound proofed room that would be perfect for a studio. This space also offers wonderful potential to be converted to annexe accommodation if desired.





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			
			80
		43	
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 water and electricity. Sceptic tank drainage. Oil fired central heating.

Agents note

The neighbouring property has a right of way over the footpath by the property's front gate. There is also a shared access on the lane at the rear of the property.

Council Tax - Band C**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.

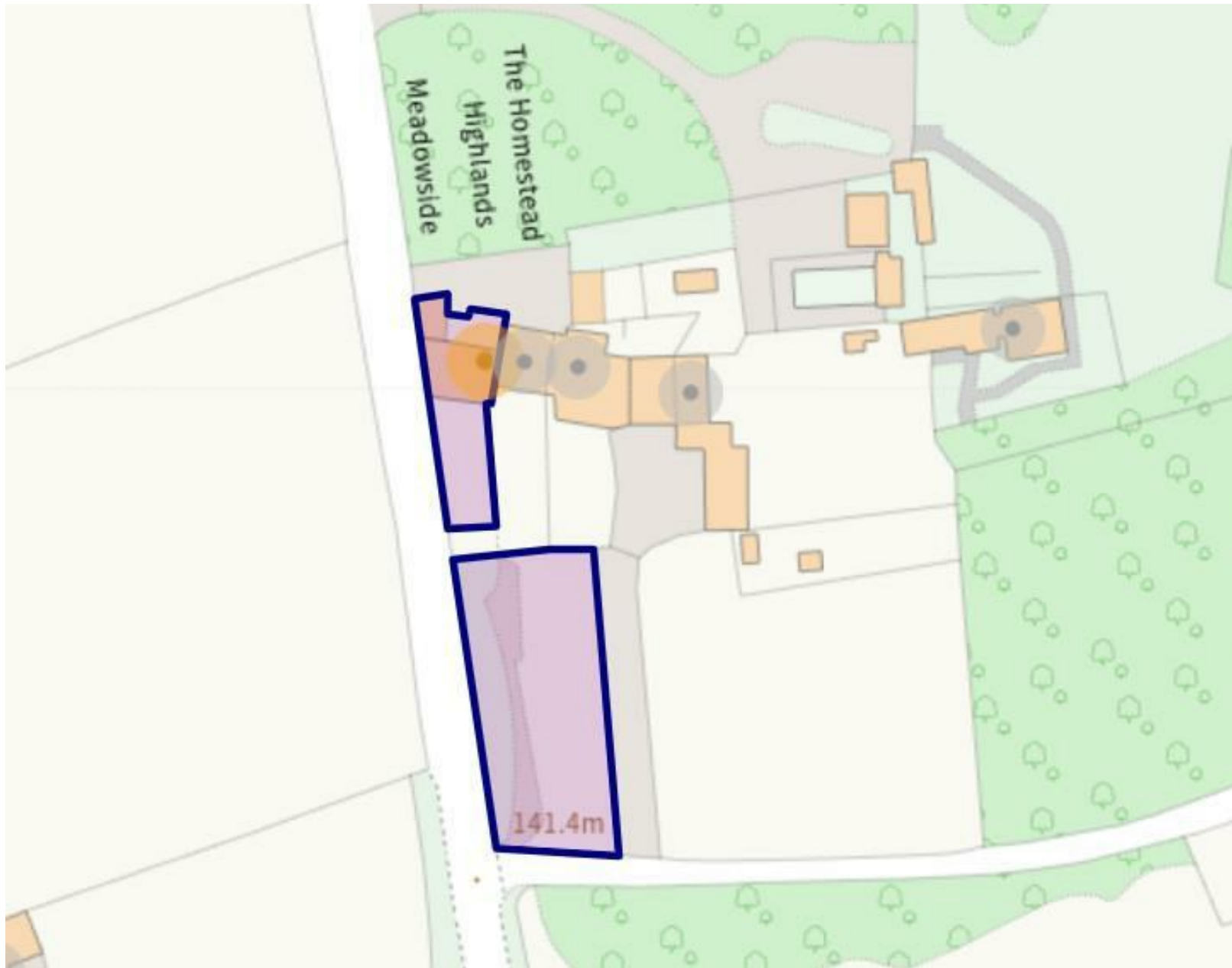
Proof Of Finances

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/>





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.

