



**Trelyn , Lowertown, Helston, Cornwall TR13 0BY**  
**Offers in excess of £375,000**





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## Offers in excess of £375,000



Positioned on a large private plot within the much sought after hamlet of Lowertown, this detached period home is offered for immediate sale with no chain. The property which does require updating and improvement works is enhanced by a number of very useful outbuildings as well as driveway parking. The gardens are a particular feature being of excellent size and offering high levels of seclusion which enjoy attractive valley views. Inside, the accommodation comprises an inner hallway, sitting room, separate dining room, fitted kitchen, sun room and a bathroom on the ground floor. The first floor provides three good size bedrooms.





### HALLWAY

With ceiling light, stairs leading to the first floor and doors opening into:

### SITTING ROOM

19'7 narr to 16'8 x 11'6 max (5.97m narr to 5.08m x 3.51m max)

A triple aspect room with windows to the front, side and rear aspects, night storage heater, ceiling light, open fireplace with mantle surround, fitted carpet and beamed ceiling.

### DINING ROOM

13'9 x 10'3 (4.19m x 3.12m)

Sash window to the rear aspect, multi fuel stove with mantle surround, fitted carpet, ceiling light and a door opening into:

### KITCHEN

10'0 x 7'10 (3.05m x 2.39m)

Fitted with a range of wall and base units to include drawers, work top surfaces, stainless steel sink and drainer unit, tiling to part walls, integrated electric hob, Rayburn fired by solid fuel, walk in larder cupboard with ceiling light, window and work top surfaces, dual aspect windows overlooking the gardens, door to the conservatory and a further door opening into:

### INNER HALLWAY

Loft access, built in storage cupboard housing the hot water cylinder and a further door opening into:

### BATHROOM

A fitted suite comprising a WC, wash hand basin, bath, separate shower cubicle with overhead shower, tiling to part walls, tiled flooring, extractor fan, ceiling light and an obscured single glazed window.

### CONSERVATORY

Requiring updating works with windows overlooking the garden, tiled flooring and double doors opening out to the garden.

### FIRST FLOOR LANDING

Ceiling light, night storage heater, fitted carpet and internal doors into:

### BEDROOM ONE

13'11 x 9'2 (4.24m x 2.79m)

A dual aspect bedroom with windows to the side and rear aspects, fitted carpet, ceiling light and a built in wardrobe.

### BEDROOM TWO

13'11 x 9'4 (4.24m x 2.84m)

A dual aspect bedroom with windows to the front and rear aspects, fitted carpet and a ceiling light.

### BEDROOM THREE

9'0 x 7'6 widening to 10'6 (2.74m x 2.29m widening to 3.20m)

Sash window to the front aspect, fitted carpet and a ceiling light.

### OUTSIDE

The gardens are a particular feature of the property they are extremely spacious and enjoy an excellent degree of privacy. There is a lawned area to the left of the driveway. There is a large wooded area to the rear of the plot bordered by the river, within this area of the plot there is also a further large shed. The main gardens lie to the rear of the property and offer a most attractive expanse of lawned garden bordered by trees enjoying an excellent degree of privacy and a lovely rural outlook taking in the viaduct.

### PARKING

Driveway parking is provided for two vehicles.

### OUTBUILDINGS

There are a range of outbuildings to include three garage style outbuildings one of which benefits from an inspection pit and a further outbuilding directly opposite the house with power and light which is useful as a utility room.

### AGENTS NOTE

Our vendor informs us that the property to the rear boundary of Tre-Glyn enjoys a pedestrian right of way access across the property. Our vendor has supplied a plan to show this and also to confirm the boundaries.

### SERVICES

Mains electricity and water, private drainage.

### 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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. 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. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		100	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		4	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	