

Trelowth  
St. Austell  
PL26 7DX

Guide Price £325,000

- THREE WELL PROPORTIONED BEDROOMS
- LANDSCAPED REAR GARDEN
  - OFF ROAD PARKING
- EXTENDED LOUNGE WITH SKYLIGHT & BI-FOLD DOORS
  - FULL OF CHARACTER
- BEAUTIFUL VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- SYMPATHETICALLY RENOVATED
  - CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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**Tenure - Freehold**

**Council Tax Band - A**

**Floor Area - 1173.26 sq ft**



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#### **PROPERTY DESCRIPTION**

Smart Millerson Estate Agents are thrilled to present this truly exceptional three-bedroom end-of-terrace Cornish cottage, full of warmth, character, and an abundance of charm. The property sits proudly at the end of a quaint terrace, with a handsome stone façade and well-tended front garden. It offers versatile accommodation ideal for a wide range of buyers, whether you're seeking a permanent residence, an idyllic holiday home, or an attractive buy-to-let investment.

Upon entering, you are immediately struck by the inviting atmosphere and thoughtful layout. The principal sitting room exudes comfort and tradition, with rich tones, a charming wood-burning stove, and warm wooden flooring creating the perfect space for relaxing evenings. A beautifully designed feature wall adds a layer of personality, while the large window allows natural light to cascade through.

The heart of the home is the delightful open-plan kitchen and dining area, which is a real showstopper. Boasting a timeless country aesthetic, this space includes a bespoke range of cabinetry, vintage-style tiling, and a standout central island that offers both style and functionality. Integrated shelving, under-cabinet lighting, and a pass-through to the sitting room enhance the feeling of flow and connectivity throughout the ground floor.

One of the key highlights of the property is the generously sized double bedroom situated on the ground floor, a rarity in cottages of this nature. This room is perfectly suited for multi-generational living or visiting guests, and benefits from direct access to a beautifully finished shower room, which features artisan tiling, a rainfall shower, and a bespoke wooden vanity with a copper-hammered basin.

Upstairs, two further bedrooms offer light, space, and individuality. The principal bedroom features a striking wrought iron bed frame, exposed stonework, and far-reaching views from the window, while the third bedroom, currently styled as a cosy single, provides excellent flexibility as a study or guest room.

The main bathroom is fitted with a stunning roll-top clawfoot bathtub, rainfall shower, vessel sink, and stylish tiling.

To the rear, the extended lounge is a triumph in design and comfort. Bathed in natural light thanks to a large skylight and full-width bi-fold doors, this space offers seamless indoor-outdoor living. The doors open out to a beautifully landscaped and highly private garden, complete with vibrant planting and seating zones, it is ideal for summer entertaining or quiet relaxation. Beyond the garden lies a shingled area offering off-road parking for two vehicles, a practical and highly sought-after addition that enhances the home's appeal.

This property is connected to mains gas, water, electricity and drainage. It also falls under Council Tax Band A. Viewings are highly recommended to appreciate the quality, charm, and lifestyle this property has to offer.

#### **LOCATION**

Trelowth is a charming and peaceful hamlet located on the outskirts of St Austell. Surrounded by beautiful countryside and just a short drive from the south coast, Trelowth offers a perfect blend of rural tranquillity and convenient access to local amenities. The nearby village of Sticker provides a popular pub, village shop and primary school, while St Austell town centre, with its wider range of shops, schools, and transport links, is just a few minutes away. Trelowth is also ideally positioned for exploring the nearby beaches, the Roseland Peninsula, and the iconic Lost Gardens of Heligan, making it an attractive spot for families, commuters and holiday home seekers alike.

#### **THE ACCOMMODATION COMPRISES**

(All dimensions are approximate)

##### **ENTRANCE HALLWAY**

Composite front door. Skimmed ceiling. Smoke alarm. Exposed granite walls. Laminate flooring. Doors leading into:

##### **UTILITY ROOM**

7'8" x 4'3" (2.34m x 1.32m )  
Skimmed ceiling. Recessed spotlights. Consumer unit. Space for fridge/freezer. Washing machine and tumble dryer. Multiple plug sockets. Laminate flooring.

##### **BEDROOM TWO**

11'1" x 8'11" (3.40m x 2.73m )  
Skimmed ceiling. Double glazed window to the side aspect. Built-in storage cupboard. Radiator. Multiple plug sockets. Television point. Laminate flooring.

##### **EN-SUITE SHOWER ROOM**

7'3" x 3'2" (2.21m x 0.97m )  
Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the side aspect. Splash back tiling throughout. Double shower cubicle housing mains fed waterfall shower. Antique oak feature wash basin with additional storage underneath. Heated towel rail. W.C. Tiled flooring.

##### **SNUG**

14'9" x 9'11" (4.52m x 3.04m)  
Skimmed ceiling. Double glazed window to the front aspect. Fireplace. Radiator. Multiple plug sockets. Skirting. Laminate flooring.

##### **KITCHEN**

15'1" x 10'5" (4.61m x 3.19m )  
Skimmed ceiling. Smoke alarm. A range of bespoke base fitted storage cupboards and drawers with marble work surfaces. Splash back tiling. Marble wash basin with drainage board and mixer tap. Vintage converted Aga with hand extractor hood over. Multiple plug sockets. Skirting. Vinyl flooring.



## LOUNGE

21'4" x 14'0" (6.51m x 4.27m )

Skimmed ceiling. Skylight. Smoke alarm. Stained glass window to the side aspect. Fully functional log burner. Television point. Multiple plug sockets. Herringbone oak engineered flooring. Bi-fold doors leading out onto the garden.

## FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft boarded. Skirting. Carpeted flooring.

## BEDROOM ONE

12'0" x 10'3" (3.68m x 3.14m )

Skimmed ceiling. Coving. Double glazed window with built-in handmade shutters. Exposed stone walls. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BEDROOM TWO

10'2" x 7'10" (3.10m x 2.40m )

Skimmed ceiling. Double glazed window to the front aspect. Vertical radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BATHROOM

7'11" x 6'7" (2.42m x 2.03m )

Skimmed ceiling. Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Standalone roll-top clawfoot bathtub with a waterfall shower head. Antique oak wash basin stand with mixer tap. Heated towel rail. W.C. Vinyl flooring.

## EXTERNALLY

## GARDEN

Immediately accessed via bi-fold doors from the extended lounge, this space is laid with attractive paving and framed by mature planting and colourful borders, creating a peaceful, Mediterranean-inspired retreat. There's ample space for outdoor furniture, making it ideal for al fresco dining or morning coffee in the sun.

## PARKING

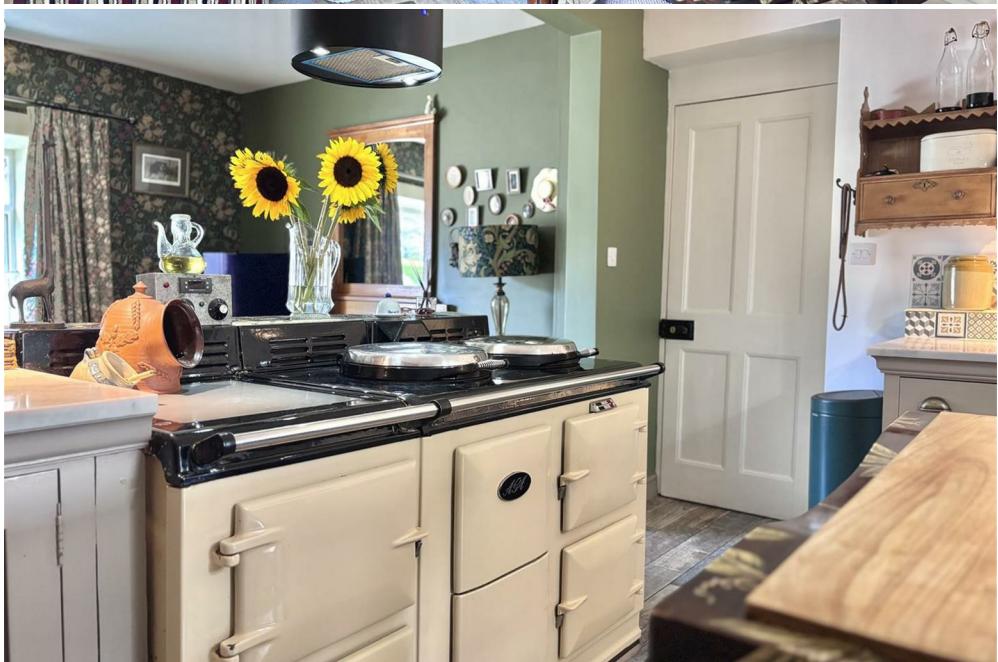
Beyond the garden, a shingled area provides off-road parking for two vehicles.

## SERVICES

This property is connected to mains gas, water, electricity and drainage. It also falls under Council Tax Band A.

## MATERIAL INFORMATION





Trelowth, St. Austell, PL26 7DX

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

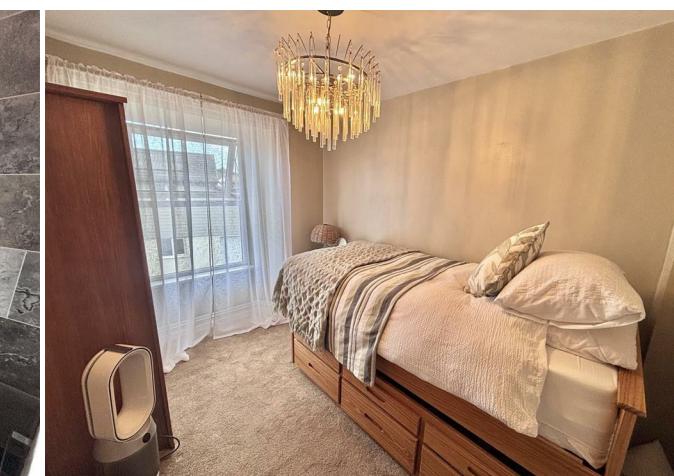
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

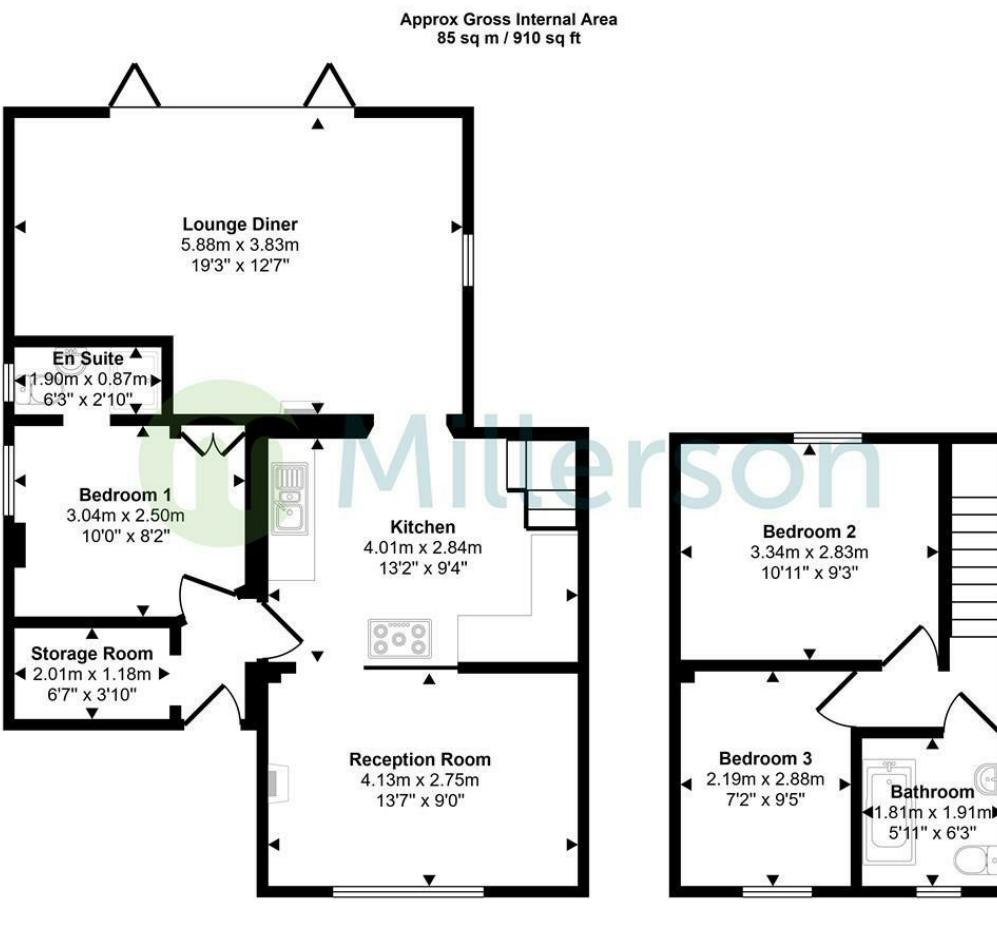
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### Ground Floor

Approx 60 sq m / 651 sq ft

### First Floor

Approx 24 sq m / 259 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

