



Willow Cottage



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Stithians, Truro, Cornwall, TR3 7AT

Truro - 10 miles Falmouth - 9 miles Portreath - 8 miles

A detached family sized home of over 2000 sq ft all told enjoying a wonderful, semi-rural countryside setting.

- Detached Family Sized Home
- Four/ Five Bedrooms
- Annexe Potential
- Garage & Gardens
- Countryside Views
- Neutral Décor Throughout
- No Onward Chain
- Popular Village Location
- Freehold
- Council Tax Band - C

Guide Price £475,000

LOCATION

The property is prominently positioned on Tresevern Hill, a picturesque country lane surrounded by beautiful countryside just outside the village of Stithians. Tresevern is a peaceful rural hamlet, ideally located close to the lake, nature reserve, and the popular Golden Lion Inn or Seven Stars Inn.

Willow Cottage enjoys lovely views over the pretty lane and across the grazing fields opposite and beyond, with scenic countryside walks and trails accessible directly from your doorstep. The thriving village of Stithians is only about a mile away therefore just a short drive or cycle away and offers a range of everyday amenities including a general store with Post Office, primary school, church and two pubs. The village enjoys a strong sense of community, hosting regular farmers markets alongside active choirs, a brass band, cricket club, and a playing field with tennis courts.

Stithians Lake provides an excellent range of outdoor and water sports facilities, including sailing, windsurfing, stand-up paddle boarding, wing foiling, kayaking, rowing, and fishing. There are also club facilities, a café, and seasonal camping available, making this an ideal location for those seeking an active outdoor lifestyle in a beautiful rural setting.



DESCRIPTION

This impressive stone and granite built character property offers a wonderful blend of charm, space, and flexibility, perfectly suited to modern family life. With up to five bedrooms and versatile accommodation throughout, Willow Cottage is a home designed for families to grow, gather and enjoy countryside living at a more relaxed pace. Originally believed to date back to the late 1800's and substantially extended in later years, the property sits behind a traditional Cornish stone wall with five bar gates with an enclosed gravelled driveway parking area giving the property an immediately welcoming yet private feel. The sunlounge style porch creates the perfect everyday entrance, ideal for muddy boots, dogs, coats, and all the practicalities that come with an active family lifestyle.

Inside, the heart of the home is a warm and characterful day room centred around a wood-burning stove set within an attractive stone fireplace with a striking granite lintel, a cosy space for winter evenings, family gatherings, or quiet moments after a day exploring the surrounding countryside and lake. The recently refitted kitchen combines classic shaker-style cabinetry with sociable modern living, featuring a breakfast bar where family and friends can gather for morning coffee, casual meals, or conversation while cooking. The flexible reception spaces allow the home to adapt easily to different stages of family life, whether creating dedicated dining areas, playrooms, home-working spaces, or additional snug and sitting rooms.

The generous layout also offers exciting potential for multigenerational living or the creation of a self-contained annexe (subject to any necessary consents). This flexibility makes the property equally appealing for families with older children, dependent relatives, visiting guests, or those seeking space to work from home.

Practical features including a ground floor w.c and utility area further enhance the ease of day-to-day living, while the overall atmosphere of the property remains warm, inviting, and full of character.

ACCOMMODATION

Living accommodation comprises of; sun lounge/ entrance porch, dining room, lounge opening to play room, kitchen, walkthrough larder, w.c, utility room and ground floor bedroom. To the first floor there are four bedrooms leading off a split-level landing , shower room/ w.c and family bathroom.

SERVICES

Mains water and electricity are connected. Oil-fired central heating. Private drainage via septic tank.
Broadband: Basic and Ultrafast available up to 1800 Mbps (Ofcom).
Mobile phone: 02, Vodafone and EE are likely outside (Ofcom).
Flood risk: Very low. Council Tax: C.
Satellite/ Fibre via BT & Sky available (Ofcom).

DIRECTIONS

The property is located about one mile outside the village of Stithians. From the centre of the village proceed north/west towards the Church on Church Road which then becomes Hendra Road, after a short distance the lane becomes Tresevern Hill where the property can be found on the right hand side identified by our Stags for sale sign.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

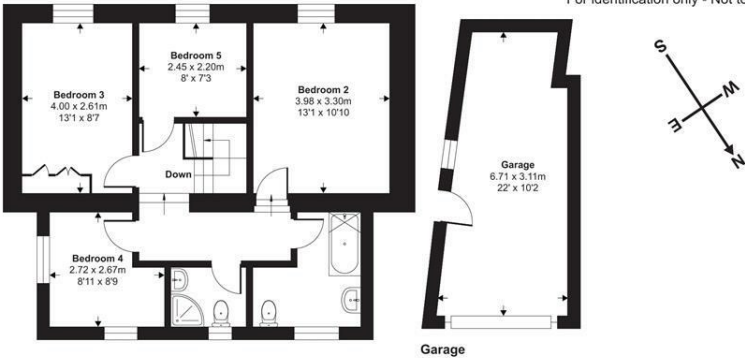


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

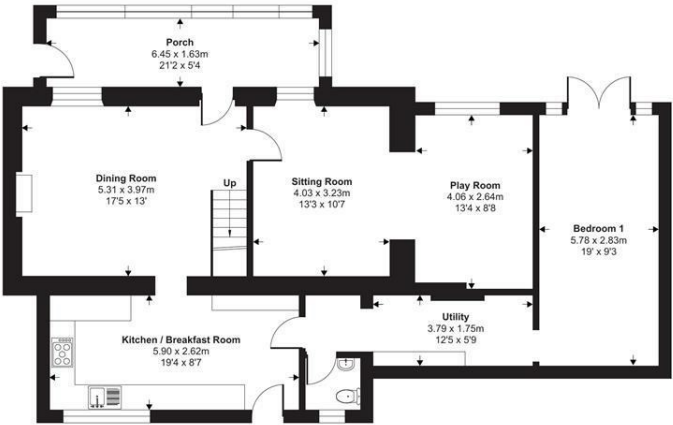
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Approximate Area = 1820 sq ft / 169 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 2010 sq ft / 186.6 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1472570