

# Hillcrest Cottage Trenerth Road Leedstown, TR27 5ER







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Set within a peaceful village location, this stunning 3 bedroom barn conversion seamlessly blends character features with stylish modern living. Recently renovated to a high standard, the property offers spacious and light-filled interiors, retaining original charm while incorporating contemporary finishes throughout.

The main residence features three generously sized bedrooms, a beautifully appointed kitchen with modern appliances, and open-plan living and dining areas ideal for family life or entertaining.

Within the same grounds, a self contained 3-bedroom annexe offering flexible living options for extended family, guests, or potential rental income. The annexe mirrors the main home's modern comforts and quality finish, providing a private yet connected space within the property.

Externally, the property enjoys a private setting with ample outdoor space, ideal for relaxation or entertaining. The village location offers a true sense of community, while remaining within easy reach of nearby towns and transport links.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price - £599,950**

**Location**

Situated on the outskirts of the centrally located and convenient village of Leedstown. To the North can be accessed the A30 as well as the major towns of Camborne and Redruth, to the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

**Accommodation**

Hillcrest Cottage

Entrance Hall

Open plan Kitchen/Lounge/Dining room

Bedroom

Wc

Bedroom

Bedroom

Family Bathroom

Hillcrest Lodge

Entrance Hall

Open plan Kitchen/Lounge/Dining room

Bedroom

En-Suite

Bedroom

Bedroom

Freestanding bath, separate WC

**Parking**

There is ample parking at the property.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 72        |
| (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 |           |

| 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                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

### Outside

There is a lawned area to the front of the property, and each dwelling benefits from its own private outdoor space. Hillside Cottage enjoys a private lawned garden, while Hillcrest Lodge features a dedicated patio area.

### Services

Private shared water supply, Private drainage and mains electricity.

### Council Tax Band- E

### What3Words

///beamed.guessing.funky

### Anti Money Laundering Regulations – Purchasers

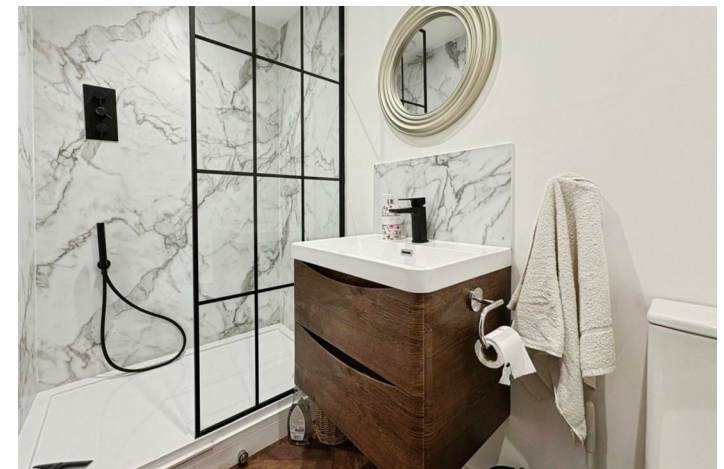
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

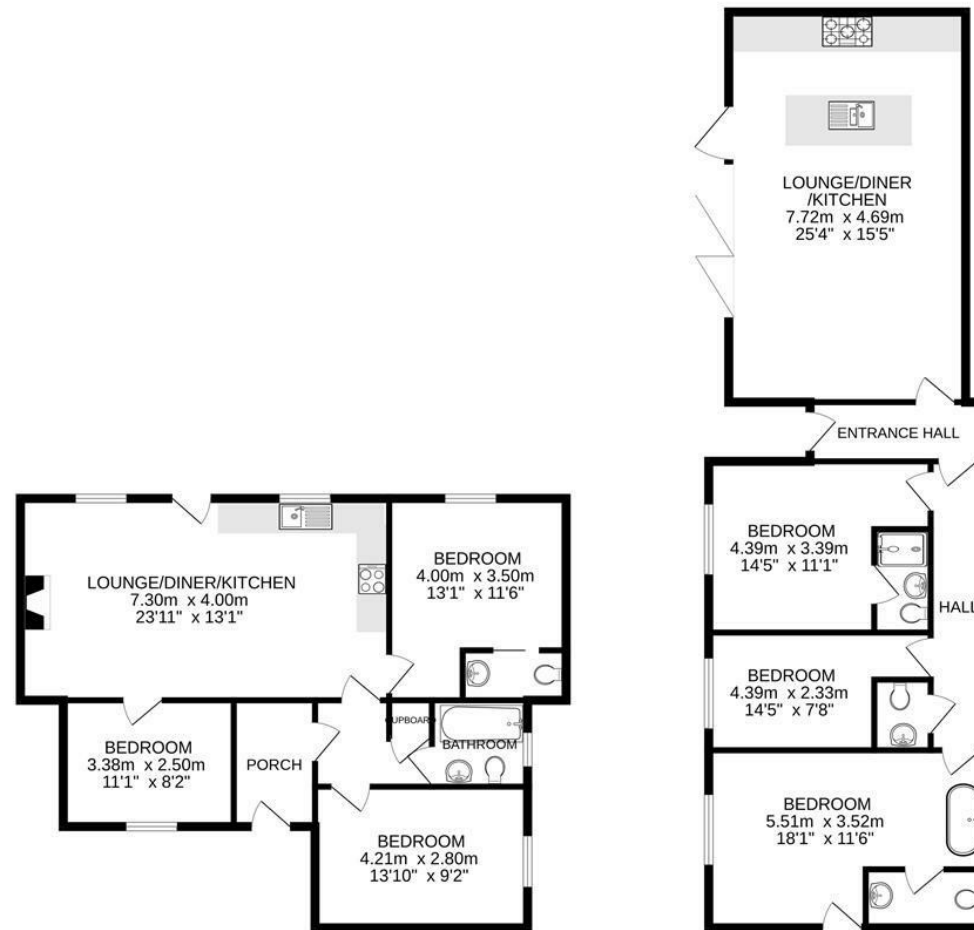
### Proof of Finances

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/>





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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