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**Treloquithack,
Wendron, Helston**

Guide Price £420,000
Freehold





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Property Introduction

Offered for sale chain-free, this charming "chocolate box" cottage, which is full of character and period features, is a must-see.

The accommodation briefly comprises of a dining room, sitting room, kitchen and breakfast room on the ground floor, while to the first floor, there is a principal bedroom with an ensuite shower room, two further bedrooms, a family bathroom and an additional shower room.

To the outside, a delightful stream runs through the garden which adds to the property's idyllic setting. There is also a workshop with an adjacent utility room and games room offering an excellent potential for conversion into an annexe (subject to the necessary consents). The beautiful gardens are surrounded by open countryside providing a wonderful sense of privacy and tranquility. A garage is also included.

Location

Treloquithack is a popular small hamlet about half-a-mile from the A394 in attractive rolling countryside. Gweek, which is at the head of the Helford River, is about two and a half miles to the south and there is a primary school about a mile to the south at Boskenwyn.

Helston offers a comprehensive range of retail outlets and schooling as well as a supermarket about two miles away.

ACCOMMODATION COMPRISES

Door to:-

ENTRANCE PORCH

Featuring a dual-aspect with two wooden single glazed windows to the front. Tiled flooring. Door to:-

LOUNGE 24' 1" x 13' 9" (7.34m x 4.19m) maximum measurements

A charming dual-aspect living room with two uPVC double glazed windows to the front and a stained glass window to the rear. Exposed granite walls and a beamed ceiling, inglenook fireplace and stairs rising to the first floor.

DINING ROOM 14' 3" x 12' 9" (4.34m x 3.88m)

A charming dual-aspect room and an ideal space for family gatherings comprising of a uPVC double glazed window to the

front and a uPVC double glazed window to the rear. Fireplace with tiled surround, beamed ceiling and wall lighting. Door leading out to the rear garden.

KITCHEN 14' 1" x 7' 10" (4.29m x 2.39m)

Two uPVC double glazed windows to the side overlooking the gardens. Fitted with working surfaces and wall-mounted units, single drainer sink unit and space for a cooker and fridge. Tiled flooring and an exposed granite wall add to the character of the room.

BREAKFAST ROOM 7' 6" x 7' 5" (2.28m x 2.26m)

Currently being used as a boot room with a uPVC double glazed window to the front and uPVC double glazed door leading to the garden. Beamed ceiling with ceiling light, tiled flooring and door leading to the kitchen.

FIRST FLOOR LANDING

Stained glass window to the rear and cupboard housing the electric immersion heater for water supply. Doors off to:-

BEDROOM ONE 12' 6" x 11' 0" (3.81m x 3.35m) plus doorway recess

Featuring a dual-aspect with a uPVC double glazed window to the front and a uPVC double glazed window to the side. Fitted wardrobe and ceiling light.

EN-SUITE SHOWER ROOM

uPVC double glazed window to the rear. Low level WC, pedestal wash hand basin and enclosed electric shower.

BEDROOM TWO 11' 3" x 9' 7" (3.43m x 2.92m) maximum measurements

uPVC double glazed window to the front. Fitted wardrobes, carpeted flooring and wall lights.

BEDROOM THREE 9' 8" x 8' 6" (2.94m x 2.59m) plus recess

uPVC double glazed window to the front. Fitted wardrobes, carpeted flooring and wall lights.

BATHROOM

uPVC double glazed window to the side. Corner bath, pedestal wash hand basin, low level WC and bidet.

SHOWER ROOM

uPVC double glazed window to the side. Enclosed electric shower, tiling to walls and ceiling light.

OUTSIDE

To the western side of the property is a workshop which is ideal for storing garden equipment and implements and is also accessible from the rear garden. The workshop (with electric) adjoins a games/utility room (with electric and water) which offers excellent potential for conversion into an annexe (subject to the necessary consents).

GARDENS

To one side of the property, a gate provides access to the garage (not measured) and offers parking for several vehicles. The mature gardens are full of mature shrubs, flowers and well established trees with several seating areas and a stream flowing through creating a peaceful and picturesque setting.

SERVICES

Mains electricity, mains water, private drainage (septic tank).

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

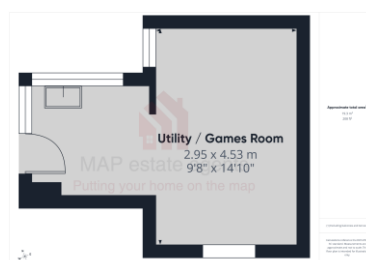
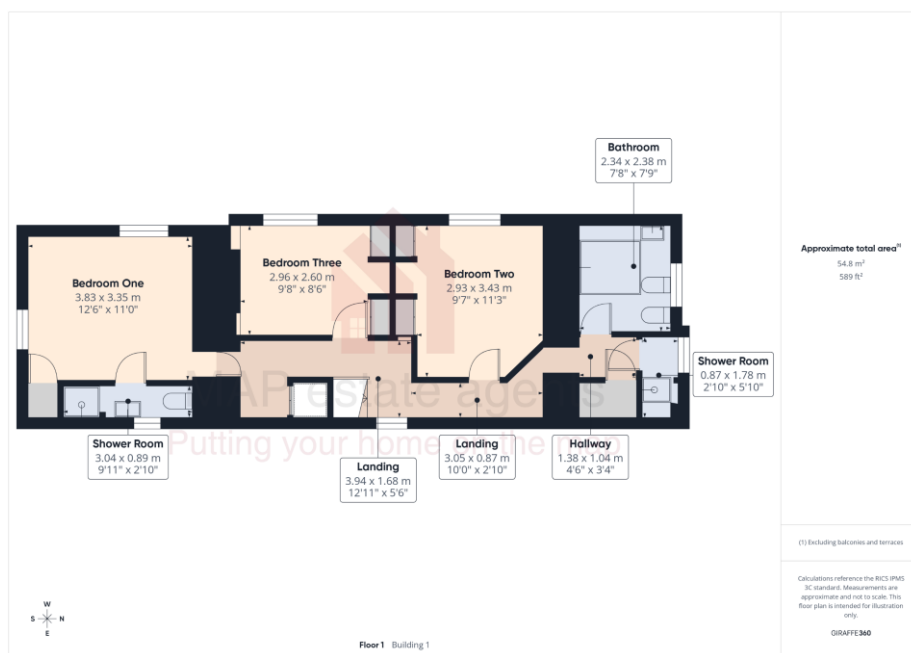


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



MAP's top reasons to view this home

- Attractive detached cottage
- Three bedrooms with bedroom one en-suite
- Characterful sitting room and dining room
- Country style kitchen
- Breakfast room
- Shower room and bathroom
- Electric heaters
- Workshop and utility room (potential for annexe)
- Blissful location
- Chain free sale



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