



Trelewack Cottage



# Trelewack Cottage

Crosswyn, St. Ewe, St. Austell, Cornwall, PL26 6EX

St Ewe ½ mile Mevagissey 3 miles St Austell 6 miles Truro 15 miles

**A most characterful and attractive Grade II Listed period cottage with large garden in a popular and sought after area**

- Living Room
- Kitchen/Dining Room
- 2 Bedrooms
- Good Views
- Freehold
- Study
- Shower Room
- Spacious Garden & Orchard
- Garden Sheds
- Council Tax Band E

**Guide Price £399,950**

## **SITUATION**

Trelewack Cottage is situated in attractive rolling countryside about ½ mile from the sought after village of St Ewe on the edge of the Roseland Peninsula. St Ewe includes a village hall and renowned public house. The Lost Gardens of Heligan are only about 2 miles and the picturesque working village of Mevagissey and its harbour is about 3 miles.

The town of St Austell is about 7 miles to the north offering a wide range of shopping and recreational facilities and amenities as well as a station on the London Paddington line. The cathedral city of Truro, being the retail, cultural and commercial centre of Cornwall is about 15 miles to the west.

## **THE COTTAGE**

Trelewack Cottage presents is a most attractive period residence which, being approached via slate steps to a cobbled pathway which leads across the front of the property to the front door and garden beyond, stands in an elevated south-east facing position with a countryside outlook.

The cottage, of part stone and cob under an artificial slate roof, exudes character and charm with numerous period features such as old fireplaces, ceiling timbers, window seats, slate paved and flagstone floors, arched display niches and so forth. Indeed, the character of the cottage is fully reflected in its status as a Grade II Listed Building of Special Architectural or Historic Interest.



A heavy front door opens to a front Living Room with an open fireplace with slate hearth and wooden mantle over, arched display recess, ceiling timbers, window seat and wood panel door to a Study with double aspect. The Kitchen and Dining Room with slate flagstone floor, ceiling timbers and window seat includes an oil-fired Rayburn set in a fireplace recess with splashback tiling and bressummer beam over, a range of base level kitchen units with solid stone worktop, undermounted sink unit with mixer tap, 4 ring hob, space for a free standing refrigerator. From the Kitchen steps leads up to a Rear Hall with part glazed stable style door to outside and double doors off to an Airing/Utility Cupboard with hot water tank, plumbing for washing machine and tumble dryer. Adjacent is a Shower Room with wide walk-in fully tiled shower with electric shower and screen, wc, wall mounted washbasin and louvre door to shelved cupboard.

On the first floor are two Bedrooms both with exposed timber floorboards and window seats and one with feature fireplace with timber mantle beam and slate hearth.

### THE GARDEN AND ORCHARD

The garden and orchard with Trelewack Cottage are a particular feature of the sale and offer expansive outside space.

Immediately to the south-west of the cottage is a level paved seating area from which steps lead up to an open lawn garden which in turn runs up to a good sized orchard laid to grass with a number of apple trees (eaters) and a cherry tree. From the garden there are delightful country and valley views – indeed part of the garden has been previously landscaped to create a level paved seating area adjacent to a small garden pond.

There are two timber Garden Sheds.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### SERVICES

Mains water and electricity connected. Drainage via a septic tank. Central heating via an oil-fired Rayburn. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: EE variable outdoors (Ofcom).

### DIRECTIONS

From the entrance to The Lost Gardens of Heligan, turn right and after about 100 yards where the road turns sharply to the right, bear left on the apex towards Grampond and drive through the hamlet of Pengrugla. Drive for about 400 yards (ignoring the first turning to the right) and where the road bears sharply to the right, bear to the left (unsignposted and effectively continuing straight on). On reaching the triangular junction, bear to the left towards St Ewe and Telewack Cottage will be seen as the second property on the right after about 300 yards.



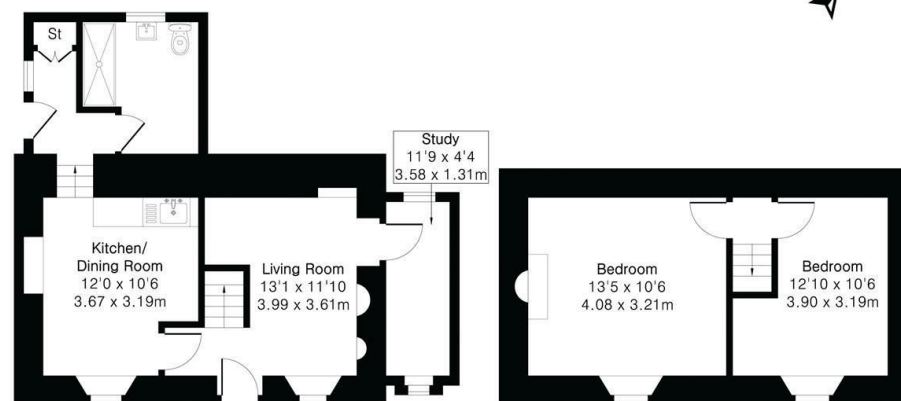
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### Approximate Gross Internal Area 751 sq ft - 70 sq m

Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 292 sq ft – 27 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
		77	26
England & Wales		EU Directive 2002/91/EC	

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