



Treskerby Cottages, Treskerby

Redruth

Guide Price

£480,000

Bedrooms: 4

Bathrooms: 2

Receptions: 2

A rare and unique opportunity to acquire a detached two-bedroom character cottage together with a beautifully converted two-bedroom annex, set within generous gardens and offering excellent flexibility for multi-generational living.

The main cottage blends character and charm, with a particularly attractive living room featuring a fireplace with log burner and stairs rising to the first floor. The ground floor also includes a useful entrance hall/utility-style space, dining area, kitchen and bathroom. To the first floor are two bedrooms.

Separate from the main cottage, the former cattery has been tastefully converted by the current owners to create a comfortable and contemporary two-bedroom annex. This comprises an open-plan kitchen/living/dining space, two bedrooms and a shower room, making it a highly versatile addition to the overall accommodation.

The kitchen boasts integrated appliances and the overall presentation and finish throughout the property have been completed to a very good standard in our opinion.

Externally, the property sits within generous gardens, predominantly laid to lawn and positioned mainly to the front, creating a lovely sense of space and privacy. There is also driveway parking.

This is a genuinely individual offering, likely to appeal to those seeking flexible living arrangements, accommodation for family or guests, or simply a character home with useful additional space. Viewing comes highly recommended to fully appreciate the setting, accommodation and versatility on offer.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.





Important Information For Buyers:

Tenure: Freehold

The Cattery was converted under planning permission reference PA21/05545.

Interested parties are advised to make their own enquiries regarding all planning conditions and permitted usage. In particular, the annexe is subject to an occupancy restriction stating that it may only be occupied by family members or non-paying guests of the owners/occupiers of the main dwelling, as identified within the red-edged area on the approved site plan received by the Local Planning Authority on 25th May 2021. The annexe must not be used as a separate self-contained residential unit at any time.

Council Tax Band: D (Source: Vendors PIQ)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the cottage has Oil fired heating with the annexe having Gas (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to private sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: TBC – Certificate valid until TBC

Approximate What3Words Location: ///refills.reinforce.firms

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 15–80 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor

Vodafone – Good outdoor

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>