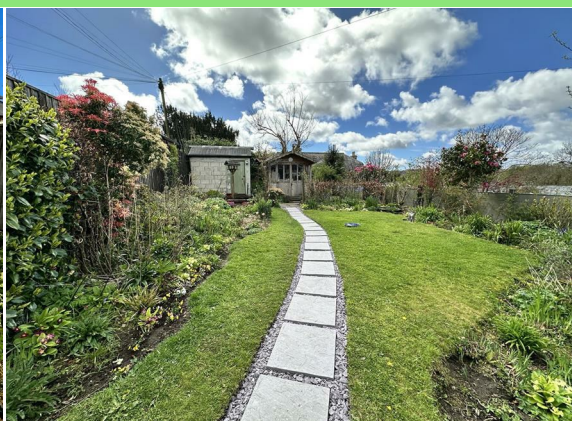




Ivydene  
Chapel Row  
Tremar Coombe  
PL14 5EY

Offers In The Region Of  
£290,000

- Character Cottage
- Recently Re-Fitted Kitchen
- Beautiful Rear Garden
- Three Bedrooms
- Lounge With Stone Fireplace With Wood Burner
- Dining Room
- Parking For Two Vehicles
- Scan The QR Code For Material Information



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - B

Floor Area - 1227.00 sq ft



#### Summary:

A charming 2/3 bedroom semi-detached home in the peaceful hamlet of Tremar Coombe, offering flexible living spaces and a generous, private garden. The property features characterful touches including beamed ceilings, stone fireplaces, and wooden flooring, alongside a modern kitchen with deep blue units and a granite-lintel fireplace.

The lounge and dining areas are bright and versatile, while the principal bedroom connects to a flexible second room. A further bedroom and family bathroom complete the accommodation.

Outside, the front provides parking for two vehicles, with a side pathway leading to a rear garden with a private patio, lawn, and two outbuildings—a shed and summerhouse—creating a delightful outdoor retreat.

Obscure uPVC double glazed door into

#### Dining Room:

14'2" x 10'3" (4.322 x 3.143)

uPVC double-glazed window with a deep sill, drawing in plenty of natural light. A beamed ceiling adds character, while the tiled floor provides a practical and stylish finish. A painted stone fireplace (currently not in use) creates a charming focal point, complemented by an ornate radiator. Stairs rise to the first floor with handy storage beneath, and doors lead through to both the kitchen and the lounge, making this an ideal space for entertaining or family gatherings.

#### Lounge:

14'6" x 10'3" (4.433 x 3.148)

uPVC double-glazed window and door opening directly onto the rear garden, creating a bright and inviting space. A beamed ceiling adds rustic charm, while the stone fireplace with a cast iron multi-fuel burner forms a striking focal point, perfect for cosy evenings. Finished with a radiator for additional comfort.

From the Dining Room, latch door to

#### Kitchen:

21'5" x 8'8" (6.534 x 2.663)

Recently refitted with a modern suite of deep blue base units set beneath square-edged white work surfaces and matching upstands. A uPVC double-glazed door leads out to the rear patio and garden. The kitchen includes a single bowl stainless steel sink unit, space and plumbing for a dishwasher and washing machine, and space for an under-counter fridge and freezer, as well as an electric cooker. A feature fireplace with a granite lintel—formerly home to a Rayburn cooker—remains, with the pipework still in place should a new owner wish to reinstate it. Additional built-in cupboards offer practical storage, while a beamed ceiling completes the room's character.

From the Dining Room, stairs rise to the First Floor with doors off.

#### Principal Bedroom:

14'5" x 10'4" (4.403 x 3.156)

A spacious principal bedroom featuring two uPVC double-glazed windows overlooking the rear garden, filling the room with natural light. Finished with wooden flooring and a radiator, the room offers a bright and comfortable retreat. A door provides access to

#### Bedroom Three/Study:

12'10" x 8'6" (3.912 x 2.601)

This flexible space, accessed directly from the principal bedroom, could be used as a second bedroom, study, or nursery. It features a uPVC double-glazed window overlooking the rear garden and an obscure uPVC double-glazed door to the side, providing access to both the front and rear of the property. The room includes a radiator and a door leading directly to the bathroom, making it a convenient and adaptable addition to the living space.

#### Family Bathroom:

11'3" max x 8'5" (3.433 max x 2.582)

The family bathroom features an obscure uPVC double-glazed window to the front, a panelled bath, and a tiled shower cubicle with a Mira electric shower. A vanity wash hand basin with storage cupboard beneath and a low-level WC complete the suite. Tiled splash areas add a practical finish, while a linen cupboard houses the hot water tank. A door provides direct access to the adjoining bedroom, creating a convenient and flexible flow between the rooms.

#### Bedroom Two:

12'0" plus door recess x 10'4" (3.681 plus door recess x 3.155)

A charming bedroom accessed either via the bathroom or directly from the landing. It features a uPVC double-glazed window to the front with a built-in window seat, wooden flooring, and a radiator, offering a bright and comfortable space with versatile access options.

#### Outside:

To the front, the property benefits from a practical area providing parking for two vehicles.

A side pathway leads to the rear garden, a delightful space mainly laid to lawn and bordered with attractive flowers and shrubs, enclosed by fencing for privacy. Steps lead down to a private patio area, which provides direct access into the kitchen and lounge, creating a seamless connection between indoor and outdoor living. At the rear of the garden are two useful outbuildings: one a traditional shed, the other a charming summerhouse. A little gardener's paradise, perfect for relaxing or entertaining outdoors.

#### Material Information:



|                                                                       |                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Verified Material Information                                         | Restrictions - Conservation Area: No                                                                                                                                                                                                                                                                            |
| Council Tax band: B                                                   | Restrictions - Tree Preservation Orders: None                                                                                                                                                                                                                                                                   |
| Tenure: Freehold                                                      | Public right of way: No                                                                                                                                                                                                                                                                                         |
| Property type: House                                                  | Long-term area flood risk: No                                                                                                                                                                                                                                                                                   |
| Property construction: Standard undefined construction                | Historical flooding: No                                                                                                                                                                                                                                                                                         |
| Energy Performance rating: Survey Instructed                          | Flood defences: No                                                                                                                                                                                                                                                                                              |
| Electricity supply: Mains electricity                                 | Coastal erosion risk: No                                                                                                                                                                                                                                                                                        |
| Solar Panels: No                                                      | Planning permission issues: No                                                                                                                                                                                                                                                                                  |
| Other electricity sources: No                                         | Accessibility and adaptations: None                                                                                                                                                                                                                                                                             |
| Water supply: Mains water supply                                      | Coal mining area: No                                                                                                                                                                                                                                                                                            |
| Sewerage: Mains                                                       | Non-coal mining area: Yes                                                                                                                                                                                                                                                                                       |
| Heating: Oil-powered central heating is installed.                    | All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.                                                                                                                           |
| Heating features: Double glazing and Wood burner                      |                                                                                                                                                                                                                                                                                                                 |
| Broadband: FTTP (Fibre to the Premises)                               | The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert. |
| Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good |                                                                                                                                                                                                                                                                                                                 |
| Parking: Driveway                                                     |                                                                                                                                                                                                                                                                                                                 |
| Building safety issues: No                                            |                                                                                                                                                                                                                                                                                                                 |
| Restrictions - Listed Building: No                                    |                                                                                                                                                                                                                                                                                                                 |



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

| Energy Efficiency Rating                                  |         |           |
|-----------------------------------------------------------|---------|-----------|
|                                                           | Current | Potential |
| Very energy efficient - lower running costs               |         |           |
| (92 plus) <b>A</b>                                        |         |           |
| (81-91) <b>B</b>                                          |         |           |
| (69-80) <b>C</b>                                          |         |           |
| (55-68) <b>D</b>                                          |         |           |
| (39-54) <b>E</b>                                          | 45      | 51        |
| (21-38) <b>F</b>                                          |         |           |
| (1-20) <b>G</b>                                           |         |           |
| Not energy efficient - higher running costs               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

Millerson Estate Agents  
6a High Street  
Launceston  
Cornwall  
PL15 8ER

E: [launceston@smartmillerson.co.uk](mailto:launceston@smartmillerson.co.uk)

T: 01566 776055

[www.millerson.com](http://www.millerson.com)

Scan QR Code For  
Material Information



Scan  
me!

 **Millerson**  
[millerson.com](http://millerson.com)