



Trethurgy

St. Austell

PL26 8YQ

Guide Price £190,000

- NO ONWARD CHAIN
- TWO BEDROOM CHARACTER COTTAGE
- OFF ROAD PARKING AVAILABLE
- FULLY FUNCTIONING LOG BURNER INSTALLED
- POPULAR VILLAGE LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- SHORT DRIVE TO ST AUSTELL TOWN
- ENCLOSED GARDEN
- PERFECT FIRST HOME
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 645.83 sq ft



#### PROPERTY DESCRIPTION

Smart Millerson Estates are thrilled to offer this enchanting two-bedroom semi-detached cottage, perfectly nestled in the highly sought-after village of Trethurgy. Bursting with character and charm, this property presents an exceptional opportunity for first-time buyers or those seeking a quintessential Cornish retreat.

Step inside to discover a bright and inviting entrance, leading through a stable door into a beautifully appointed galley kitchen. Designed for both style and functionality, the kitchen provides a warm and practical space to cook and entertain. The cottage's true heart lies in the expansive lounge and dining area, where a fully functional log burner adds both warmth and character, creating the perfect setting for cozy evenings or lively gatherings with family and friends. Completing the ground floor is a modern, well-designed bathroom, thoughtfully finished to complement the cottage's rustic charm.

Upstairs, two generously proportioned bedrooms offer peaceful retreats, bathed in natural light, alongside a convenient W.C., ensuring comfort and practicality on the first floor.

Outside, the property truly shines. An enclosed front garden, surrounded by mature foliage and vibrant shrubs, provides a private haven to enjoy al fresco dining, morning coffees, or simply soaking up the Cornish sunshine. Practicality is not forgotten, with off-road parking for one vehicle, plus an abundance of on-street parking nearby for guests.

Connected to mains water, electricity, and drainage, and falling under Council Tax Band B, this delightful cottage combines charm, comfort, and convenience

#### LOCATION

Trethurgy is a small, peaceful village in Cornwall, England, situated within the parish of Treverbyn and just a couple of miles from the larger town of St Austell. Surrounded by rolling countryside, traditional Cornish cottages, and historic landmarks such as prehistoric earthworks and ancient crosses, the village has a distinctly rural and historic character. While Trethurgy itself is quiet with limited on-site amenities, residents and visitors benefit from nearby facilities in St Austell, including supermarkets, schools, healthcare services, a mainline railway station, and a variety of shops and eateries. The area is particularly well known for its proximity to major attractions like the Eden Project, a world-famous botanical garden, as well as beautiful coastal spots such as Pentewan Sands beach. Outdoor amenities are a key feature of the location, with easy access to countryside walks, country parks, and scenic hiking areas, making Trethurgy an appealing place for those seeking a tranquil lifestyle with convenient access to wider services and leisure opportunities.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE

uPVC stable door leading into:

#### KITCHEN

Skimmed ceiling. Dual aspect double glazed windows. Consumer unit. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin with drainage board. Integrated electric oven with four ring hob. Multiple plug sockets. Tiled flooring. Door leading into:

#### LOUNGE/DINER

Exposed beam. Smoke alarm. Double glazed window to the front aspect. Fully functional log burner. Electric heater. Multiple plug sockets. Skirting. Laminate flooring. Door leading into:

#### INNER HALL

Double glazed window rear aspect. Built-in storage cupboard. Slate flooring.

#### BATHROOM

Skimmed ceiling. Two frosted double glazed windows to the side aspect. Splash-back tiling. Electric shower over the bath. Wash basin. W.C. Radiator. Skirting. Slate flooring.

#### FIRST FLOOR LANDING

Smoke alarm. Skirting. Carpeted flooring. Doors leading into:

#### BEDROOM ONE

Skimmed ceiling. Access into a partially boarded loft space. Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Newly carpeted flooring.

#### BEDROOM TWO

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

#### W.C.

Skimmed ceiling. Frosted double glazed window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Wash basin. W.C. Skirting. Vinyl flooring.

#### EXTERNALLY

#### GARDEN

Outside, the property truly shines. An enclosed front garden, surrounded by mature foliage and vibrant shrubs, provides a private haven to enjoy al fresco dining, morning coffees, or simply soaking up the Cornish sunshine.

#### PARKING

Practicality is not forgotten, with off-road parking for one vehicle, plus an abundance of on-street parking nearby for guests.

#### SERVICES

Connected to mains water, electricity, and drainage, and falling under Council Tax Band B, this delightful cottage combines charm, comfort, and convenience.

#### MATERIAL INFORMATION



#### Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: On Street, Off Street, Private, and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

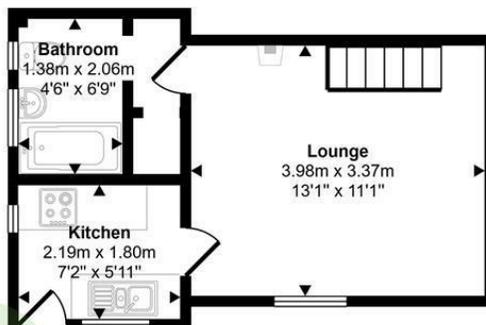
Non-coal mining area: Yes

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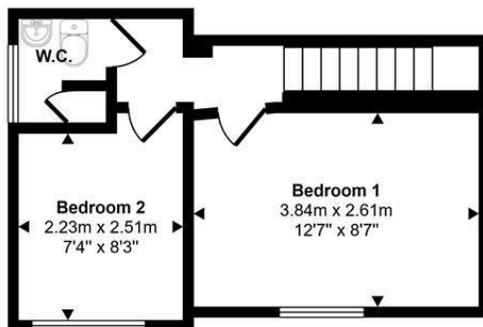
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
46 sq m / 495 sq ft

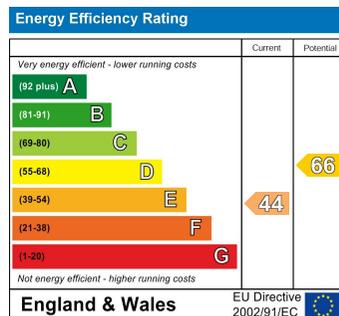


Ground Floor  
Approx 23 sq m / 244 sq ft



First Floor  
Approx 23 sq m / 252 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 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

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