



Trethury, St Austell, PL26

£525,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Charming Stone-Fronted Four Bedroom Cottage-Style Residence

Overview

Located along a country lane in the sought-after rural village of Trethurgy, this most appealing stone-fronted four-bedroom home blends the timeless charm of a traditional cottage with the comfort and efficiency of a more modern build. Benefiting from a delightful southerly aspect, the property enjoys far-reaching countryside and distant coastal views from the main reception rooms, gardens, and principal bedroom.

Accommodation

The thoughtfully designed interior features reclaimed materials and tasteful character touches, creating a warm and inviting ambience throughout.

Reception Hall: A spacious entrance with cloakroom/WC and a useful cloaks cupboard, opening into an inner hallway with additional seating area.

Lounge: A large, dual-aspect reception room with feature fireplace, reclaimed timber lintel and wood burner, plus French doors opening directly to the garden.

Re-Fitted Kitchen/Dining Room: A generously proportioned L-shaped space featuring a Rayburn range, ample dining area, and access to:

Conservatory: With a sunny southerly aspect and superb views over surrounding countryside.

Utility Room & Side Porch: Practical spaces for additional storage and laundry needs.

Study / Bedroom 4: A flexible ground floor room, ideal as a home office or fourth bedroom.

Upstairs, the accommodation continues with:

Three Double Bedrooms: All well-proportioned, with the principal bedroom enjoying those commanding views and its own en-suite shower room.

Family Bathroom: Serves the remaining bedrooms with suite comprising low level WC, wash hand basin & bath..

Heating is via oil-fired central heating to radiators, with UPVC double glazing throughout.

Outside

The property occupies a well-enclosed plot with off-road parking for multiple vehicles. There is a good size outbuilding ideal for storage or use as a workshop and log store to the rear. The main gardens extend to the side, offering a sunny southerly orientation and panoramic rural and coastal views.

Patio and lawn areas ideal for al fresco dining

Attractive stone-chipped beds and two useful storage sheds

Location

Trethurgy is a charming and peaceful village just north of St Austell, offering immediate access to beautiful countryside walks and nature trails. The renowned Eden Project is close by, as are the wooded trails of Luxulyan Valley – an Area of Outstanding Natural Beauty. Despite its rural feel, the village is within easy reach of St Austell's town centre, railway station, and the sandy beaches of St Austell Bay.

Agent's Note

This is a rare opportunity to acquire a highly individual home with striking character, generous accommodation, and a prime rural setting. Combining modern practicality with period appeal, early viewing is strongly recommended to fully appreciate everything this special property has to offer.

DISCLAIMERS







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