

EST. 1999

# C A M E L

COASTAL & COUNTRY



## Glesyn

Trevellas, St. Agnes, TR5 0XT

£499,950



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## The Cottage and Location

This attractive c.1880 southerly-facing cottage sits in the rural hamlet of Trevellas, providing convenient access to the popular coastal villages of Perranporth and St Agnes. The property offers characterful family accommodation with four bedrooms, including a flexible ground floor room suitable for use as a home office.

The living room features exposed beamed ceilings and a wood-burning stove, while the front conservatory overlooks the enclosed garden. A separate dining room connects to the kitchen, and there is a ground floor bathroom for added convenience. The cottage benefits from oil-fired central heating and double glazing throughout.

Upstairs, three bedrooms include a master with en-suite shower room/WC. The property is surrounded by mature gardens front and rear, with established plantings, patio areas, and fruit trees providing excellent outdoor space for families.

Parking is particularly good with two driveways - one at the front accommodating three cars and one at the rear for two cars, plus storage and garage access. The detached garage offers additional storage and has both road access and a pedestrian door to the rear garden.

The location combines rural tranquility with excellent coastal access. Footpaths from the cottage lead to Trevellas Cove, approximately half a mile away. Perranporth, with its three-mile sandy beach, shops, schools, and recreational facilities, is a short drive away, whilst the nearby village of St Agnes offers a good range of shops, eateries, pubs, and access to Trevaunance Cove's famous surfing beach.

## Entrance Porch/Sun Room

17'7 x 5'3 (5.36m x 1.60m)

## Living Room

17'8 x 14'0 (5.38m x 4.27m)

## Dining Room

14'0 x 11'9 (4.27m x 3.58m)

## Kitchen

15'9 x 8'6 (4.80m x 2.59m)

## Bathroom

8'6 x 8'2 (2.59m x 2.49m)

## Utility Room

8'6 x 3' (2.59m x 0.91m)

## Bedroom Four/Office

7'6 x 6'10 (2.29m x 2.08m)

## First Floor Landing

## Bedroom One

14' x 8'7 (4.27m x 2.62m)  
plus 5'7 x 3'6

## En-Suite Shower Room

## Bedroom Two

7'10 x 9'6 (2.39m x 2.90m)

## Bedroom Three

10'6 x 7'9 (3.20m x 2.36m)

## Garage

14'6 x 9'0 (4.42m x 2.74m)

## Store

8'6 x 5'3 (2.59m x 1.60m)

## Gardens

Southerly-facing enclosed, lawned gardens with patio, raised decking/seating area, flower beds and mature fruit trees to the front and low maintenance tiered garden with fire pit to the rear.

## Driveway Parking

The property benefits from two driveways, one to the rear with parking for two cars, storage and access to the garage and one to the front, set off the lane with parking for three cars.

## Directions

Sat Nav: TR5 0XT

What3words: //w3w.co/unloaded.scoring.unveils

For further information please contact our Perranporth Office. 01872 571454

## Property Information

Age of Construction: c. 1880

Construction Type: Stone and Block (Assumed)

Heating: Mains Oil

Electrical Supply: Mains

Water Supply: Mains

Drainage: Electronic Soakaway System

Council Tax: C

EPC: E - 40

Tenure: Freehold

## Agents' Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



## Hybrid Map



## Terrain Map



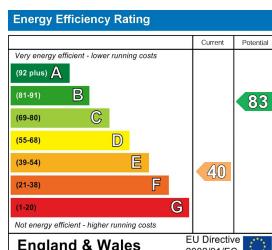
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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