

Marlowe Cottage, Stithians

Guide Price £650,000 FREEHOLD

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay
The local property experts





Rare countryside property with detached studio, beautiful gardens, stable yard, garage, workshop & 1.6-acre field. Spacious interiors, oak floors, open plan kitchen/diner, 3 double bedrooms, garden seating areas, stone walls, Summerhouse, panoramic views. Blissful rural location near Stithians village amenities, footpaths, Stithians Lake water sports, and easy access to Truro, Falmouth, Helston, and Redruth. Viewing highly recommended.

- Detached modernised cottage
- Delightful rural hamlet near Stithians
- 3 Double bedrooms
- 28' Sitting room, Sun lounge
- Sociable, large kitchen/dining room
- Bath/shower room & WC on each floor
- Landscaped garden & 1.6 acre paddock
- Outbuildings, stables & workshop
- Unspoilt countryside setting
- Superbly presented throughout

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & private drainage. Oil fired central heating

Heather and Lay are pleased to be working with James Cane in Truro, as joint sole agents selling Marlowe Cottage.







THE LOCATION

Trevales is a blissful rural spot located to the South/East of the village of Stithians. Rarely used country roads lead to individual properties set within large grounds and with green fields as far as the eye can see. This is true unspoilt Cornish countryside at its best.
The village of Stithians is a popular rural location with an active community boasting plenty of amenities including primary school, playing field, doctors surgery, Seven Stars Inn, village shop, two churches, community centre, village hall and a monthly produce market. It is well known for its annual agricultural show which attracts crowds from far and wide across the county.

The countryside location of course offers glorious scenic walks across a huge network of footpaths and bridleways which often lead in the direction of Stithians Lake. This is the largest body of inland water in West Cornwall and has a water sports centre with sailing, windsurfing, kayaking and fishing on offer as well as a café and Golden Lion pub for refreshments afterwards.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Stithians offers that true rural village feel with the convenience of location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.

THE PROPERTY

Marlowe Cottage presents a rare and exciting chance to purchase a wonderful countryside residence with a detached studio, beautiful half acre gardens, stable yard, garage/workshop and 1.6 acre field.

Entering the property there is a charming light filled, oak floored sun room overlooking the garden, which then continues into an impressive nearly 29ft reception room offering plenty of space for living, play and study with a gas burner at the end. Through another doorway, you enter a superb open plan kitchen/diner comprising a generous fully fitted country kitchen with integrated oven, microwave and dishwasher complimented by solid granite worktops and the dining area enjoying exposed stone work, dual aspect windows and a vaulted ceiling with two Velux windows above. To the rear is a recently completed and very generous granite worktop utility room with underfloor heating, rear access stable doors to both sides, impressive roof lantern and separate luxurious shower room. There is a cloakroom next to the stairs, which then rise to the first floor, providing access to three double bedrooms, all of which enjoy views of the garden and surrounding countryside as well as a second well-appointed bathroom.

Outside the property is accessed via a gravelled driveway providing parking for several vehicles which heads left towards the property and right towards the stable yard including three stables, tack room and a large garage/workshop which is equal to a triple garage size with power and light with further storage space behind as well. The garden around the property measures around half an acre providing sun facing lawn and seating areas which has been beautifully planted and landscaped with stone walls and high quality laid pathways. There is a detached summerhouse providing studio accommodation recently renovated with an open plan room providing space for bedroom and living with a fitted kitchen, gorgeous wood burner and en-suite shower room.

Adjacent to the stable yard two separate ramps provide access to the paddock, measuring just over 1.6 acres and in a glorious position enjoying panoramic views over the surrounding unspoilt countryside. This is enclosed with hedging and there is a separate gate access directly on to the road at the southern point of the field.

Marlowe Cottage is a glorious proposition for purchase for so many reasons and comes wholeheartedly recommended for viewing.









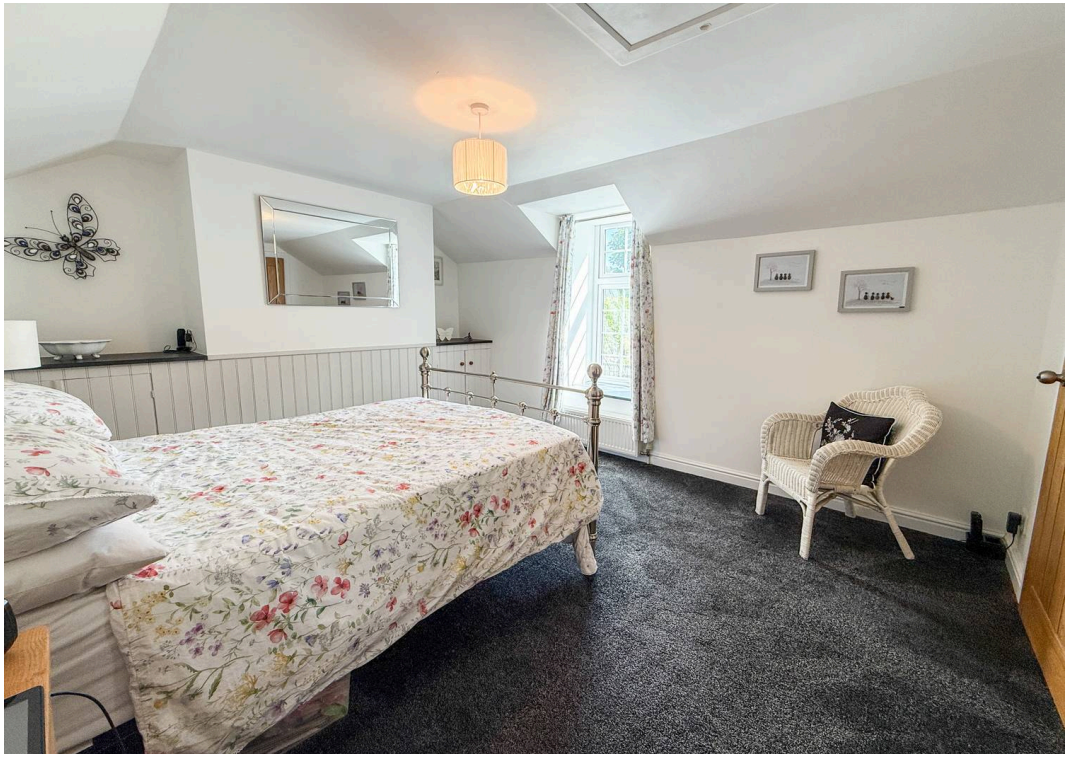

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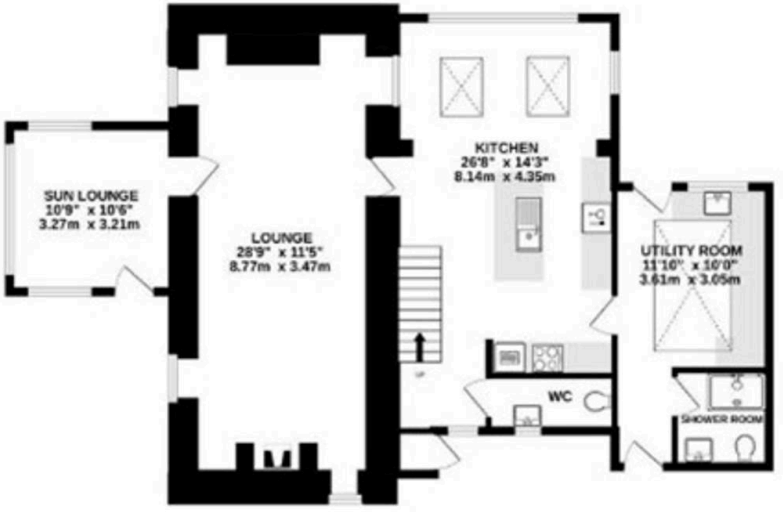




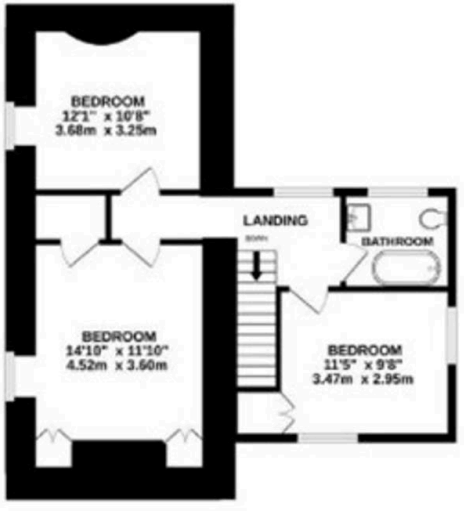




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROUD GUILD MEMBER
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The Property Ombudsman

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