



Bethany Cottages, Trerulefoot

Guide Price £250,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

Beautifully presented and recently refreshed character cottage set within the sought-after hamlet of Bethany. Offering flexible accommodation over three floors, three bedrooms, a generous garden, private parking, and excellent access to the A38 and nearby villages.

THE PROPERTY

A beautifully presented character cottage, recently refreshed and offering flexible split-level accommodation arranged across three floors. Nestled within the peaceful and highly sought-after hamlet of Bethany, the property combines period charm with practical modern living, all within easy reach of the A38.

The accommodation comprises three well-proportioned bedrooms, a comfortable and inviting lounge centred around a wood-burning stove, a well-equipped fitted kitchen, and a family bathroom. Thoughtfully arranged throughout, the home retains plenty of character while benefiting from a bright and welcoming feel, making it ideal for families, first-time buyers, or those looking to enjoy a quieter pace of life in a countryside setting.

Externally, the property benefits from private parking and a generous rear garden, providing excellent outdoor space for relaxing, entertaining, or family enjoyment.

THE OUTSIDE

The rear garden is a real feature of the property and offers far more space than you might expect. Predominantly laid to lawn, the garden also incorporates a level patio area, perfect for outdoor dining and summer entertaining.

Fully enclosed by fencing, the garden provides a safe environment for children and pets, while still offering plenty of scope for keen gardeners. There is ample room for the addition of a summer house, home office, garden shed, or further landscaping should a purchaser wish to enhance the space further.

THE LOCATION

The charming hamlet of Bethany enjoys a peaceful rural setting whilst remaining conveniently located for access to Trerulefoot and the A38, making it ideal for commuters travelling towards Plymouth, Saltash, or further into Cornwall.

Trerulefoot offers a selection of everyday amenities including roadside eateries, a fuel station, and convenience shopping facilities.

Council Tax band: B

Tenure: Freehold

EPC 5 Efficiency Rating 5





Nearby St Germans is one of South East Cornwall's most attractive historic villages, situated within a Conservation Area in the Tamar Valley National Landscape. The village benefits from a wealth of amenities including a mainline railway station with direct connections to Plymouth, Exeter and London Paddington, a village shop and post office, primary school, doctors' surgery, public house, wine bar, church, sailing club, and the prestigious Port Eliot Estate.

The neighbouring village of Tideford provides further amenities including a popular butchers, Montessori nursery, public house, restaurant, children's play park, and Royal British Legion club.

For a wider range of shopping, leisure, and educational facilities, Saltash is within easy reach and includes a Waitrose supermarket. St Mellion International Resort is approximately ten miles away, offering championship golf courses, leisure facilities, and dining options. The city of Plymouth can also be reached easily and provides extensive retail, entertainment, and transport links, including ferry services to France and Northern Spain.

For those who enjoy the coast, the stunning beaches of Whitsand Bay and Looe are both only a short drive away, providing excellent opportunities for walking, water sports, and enjoying Cornwall's spectacular coastline.

FAQs

Garden aspect – South West

Tenure – Freehold

Services – Mains electricity, water and private drainage

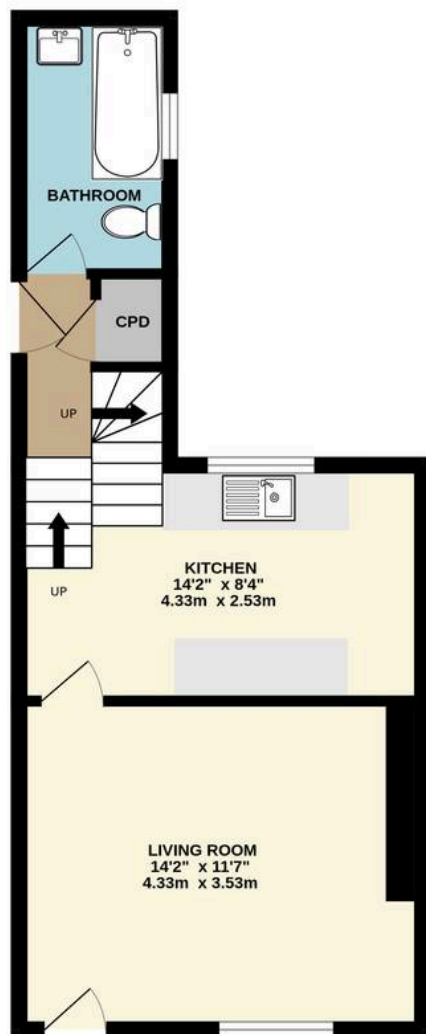
Council Tax Band – B

SatNav Reference – PL14 5DE

Agents Notes - We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A per

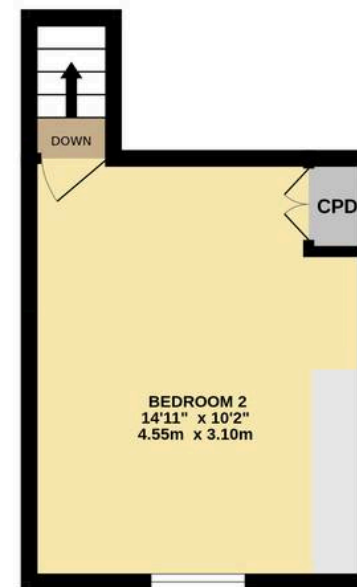
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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 illustrative 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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