



Sycamore Cottage,
Trevellas, St Agnes

LODGE & THOMAS
ESTABLISHED 1892

Sycamore Cottage, Trevellas, St Agnes TR5 0XY

Guide Price - £490,000 Freehold

- Charming semi-detached cottage home
- Flexible 3 bedroom / 2 reception accommodation
- Attached annexe
- Double glazed and oil-fired central heating
- Large sheltered level gardens
- Double garage, single garage and ample parking

A highly individual character home providing comfortable and adaptable accommodation, hidden away in large sheltered gardens close to the north Cornish coast and the picturesque village of St Agnes.

The Property

This well presented cottage home has the benefit of many improvements to its extended accommodation and it has been a warm comfortable family home for its current owners for many years. At ground floor there are two reception rooms, kitchen, snug/study and downstairs wc and at first floor there are three good sized bedrooms and a family bathroom. A particularly useful aspect of the ground floor is the single storey annexe, which provides an ideal workspace, overflow accommodation or, with its kitchen and refitted shower/wc, a useful letting proposition.

The grounds are a pleasant surprise, for they are extensive, private and sheltered, comprising in the main of level lawns with various mature shrubs. Within the wonderful garden area are a greenhouse, parking for three or four cars and the unusual feature of both a single garage and a double garage, each of which has been re-roofed.





EPC E Council Tax Band D

Services

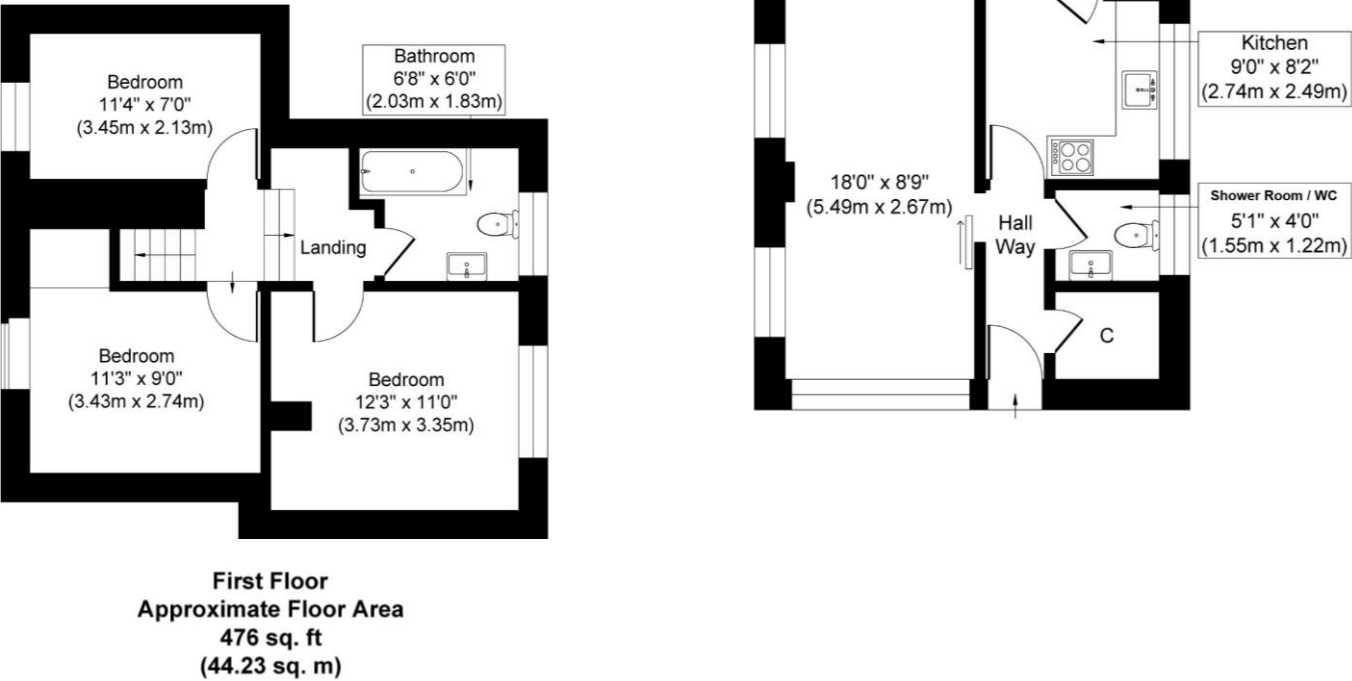
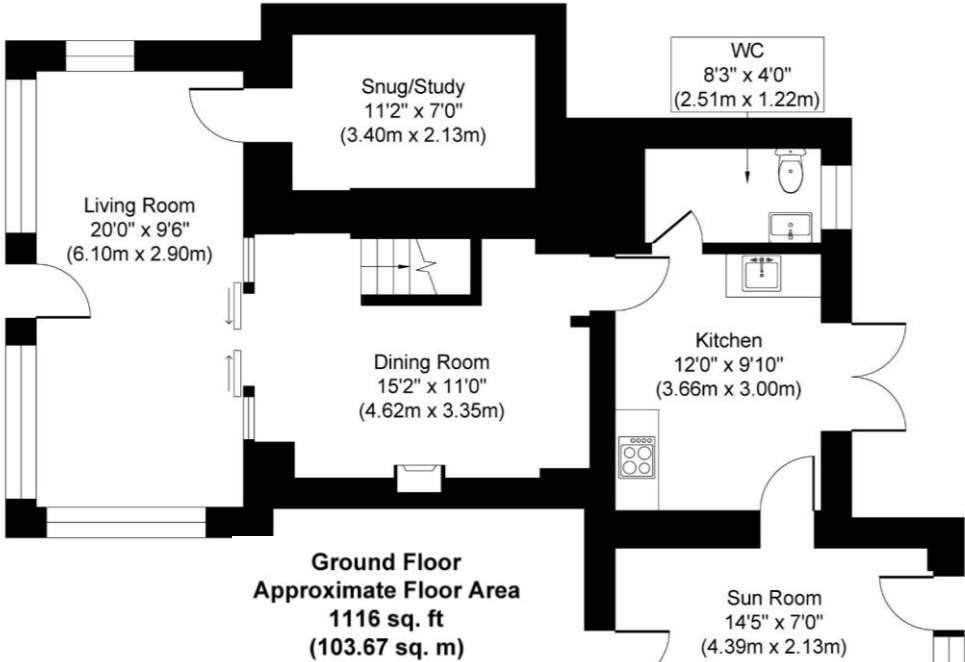
Mains electricity and mains water. Private drainage and oil-fired central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

The property is hidden away off an unmade lane, just off the B3285 coast road in the hamlet of Trevellas, between the north Cornish coastal communities of St Agnes and Perranporth. This highly desirable setting is both convenient and central as both offer a comprehensive range of shopping, schooling and health facilities within a 2½ mile radius. The beautiful Trevellas Porth Beach is just 1½ miles away, whilst the convenience of the A30 is just 4½ miles away. Truro City, which includes RCH Treliske, is easily commutable on a daily basis.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions

Leave St Agnes and head east on the B3285 towards Perranporth. Upon entering the hamlet of Trevellas, the property will be found on the lane on the right immediately after the Aztec Leisure shop.

what3words ///radar.mulls.telephone





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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