



Meadow View,
Treskerby, Redruth

LODGE & THOMAS
ESTABLISHED 1892

Meadow View,

Treskerby, Redruth, TR16 5AG

Guide Price - £325,000 Freehold

- Character cottage
- 3 bedrooms
- Plot extending to 0.43 acres
- No onward chain

Grade II Listed character cottage in a quiet rural location. Recently improved and offering three bedroom accommodation together with a large plot of almost half an acre. Sold with no chain.

The Property

Meadow View is a Grade II Listed three bedroom semi-detached cottage set in a quiet rural location. The cottage has a conventional layout over two floors and comprises; entrance hall, w.c., sitting room with woodburner and kitchen/dining room to the ground floor with three bedrooms (the master with an en-suite shower room) and a family bathroom to the first floor. There are wooden double glazed windows and there is electric heating throughout, with the exception of the kitchen/dining room to which there is underfloor heating. The loft (with hatch access) provides useful storage space.

At the side of the cottage is a driveway providing parking space for two or three vehicles and beyond the driveway is an area of field – ideal for use as a garden (subject to change of use) - extending to 0.43 acres or thereabouts.

Meadow View is offered to the market with no onward chain but is currently occupied under an Assured Shorthold Tenancy which runs until 31st October 2026.





Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale



EPC E Council Tax Band C

Services

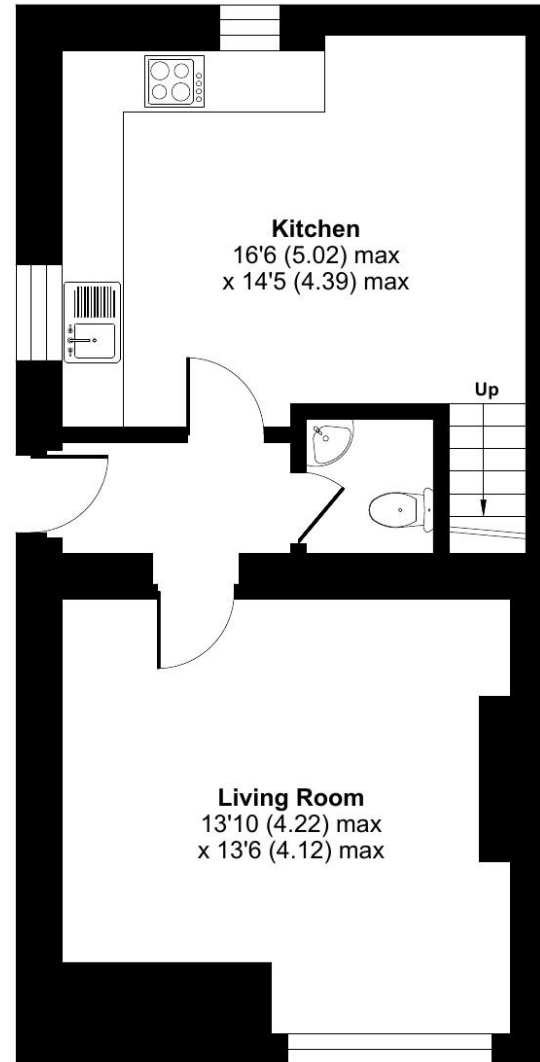
Mains water and electricity, LPG for kitchen hob. The vendors will allow shared use of a new sewage treatment plant within their retained land (maintenance contributions payable by the purchaser). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

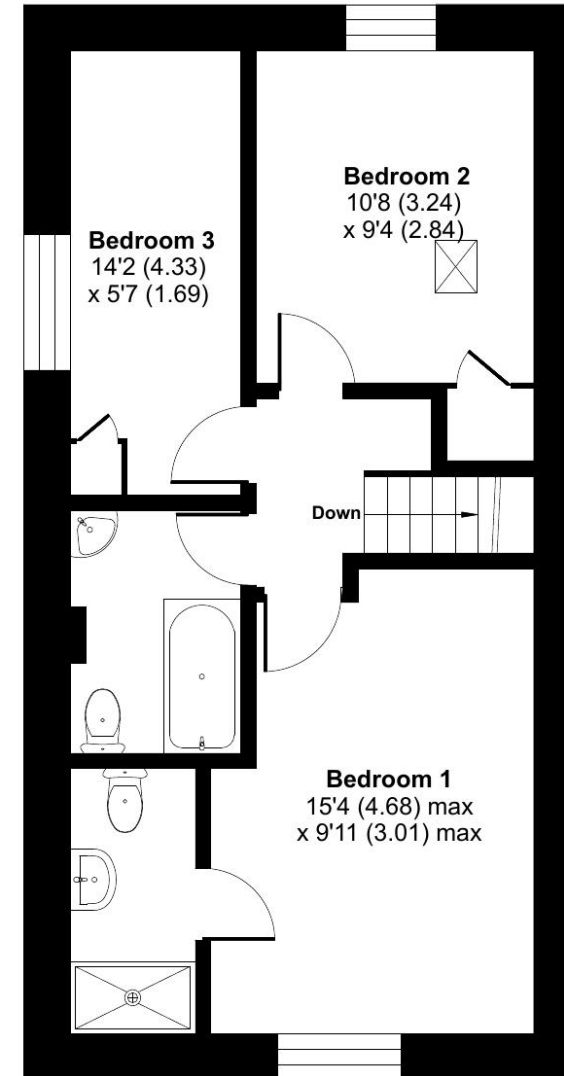
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.



GROUND FLOOR



FIRST FLOOR

Location

Meadow View is located within a small nucleus of other character properties sitting towards the end of a single track lane on the outskirts of Treskerby, which whilst enjoying a rural ambience is actually very accessible being just half a mile from Scorrier and a mile from the A30. Scorrier offers a range of everyday amenities including a fuel station with convenience store, public house and bakery and just a short distance from the village is Cardrew Industrial Estate offering several conveniences. The market town of Redruth, which boasts an extensive range of facilities, also offers a mainline railway connection to London (Paddington).

Viewing

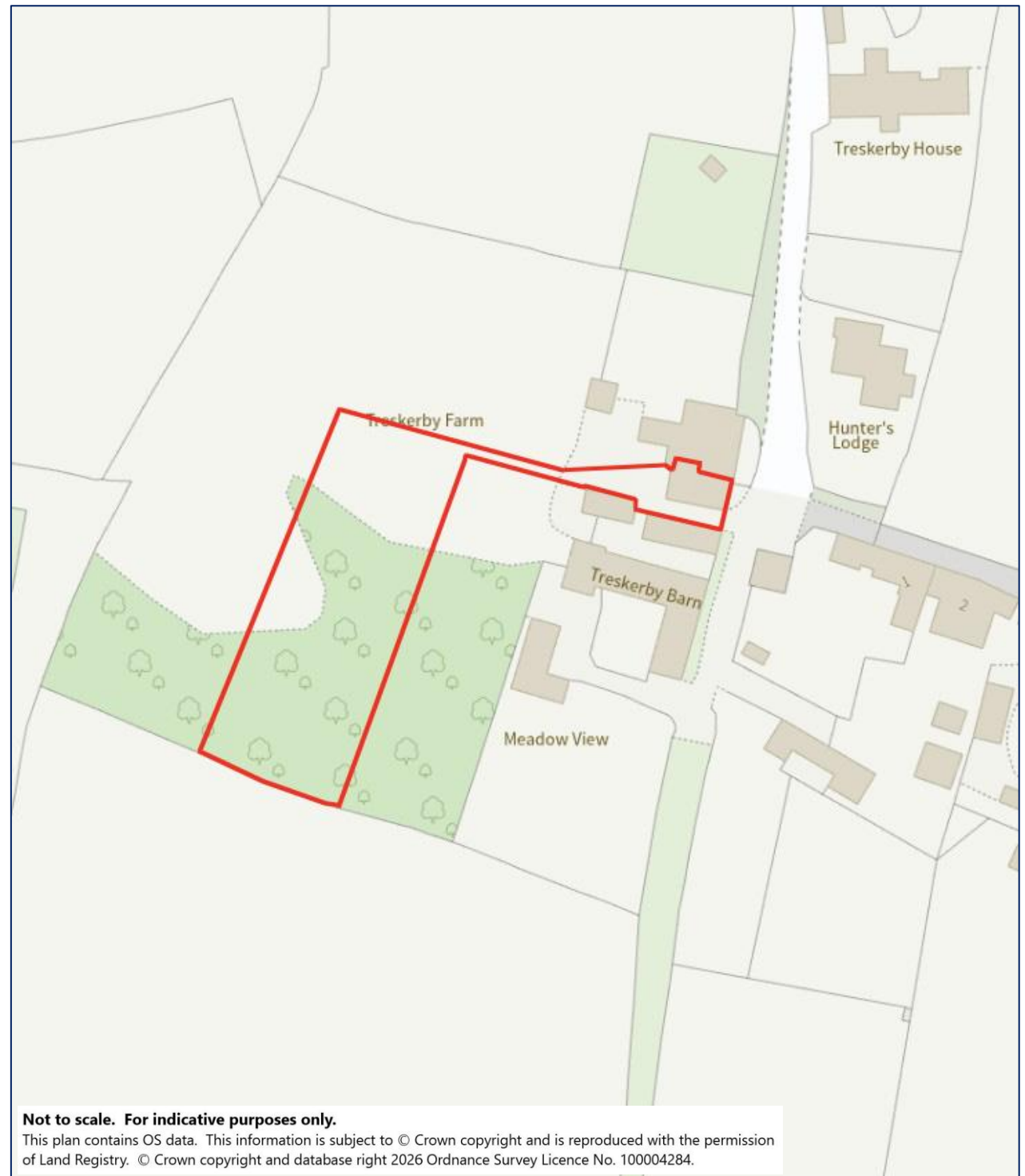
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Scorrier take the turning immediately opposite the bakery and fuel station signposted Treskerby and follow this road for approximately a quarter of a mile before turning sharply left into a no through road. Follow this road for a short distance before turning right and Meadow View can be found on the right hand side after approximately 250m.

what3words///figs.jingles.lamppost





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Estate Agents
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