



Myrtle
Cottage

Myrtle Cottage, 9 Tredrea Lane
St Erth, TR27 6JS







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Situated on Tredrea Lane in the picturesque village of St. Erth, this absolutely delightful terraced cottage is a wonderful opportunity for those looking for a peaceful and charming home. Beautifully presented throughout, the property retains many charming original features, offering a warm and inviting atmosphere that is sure to appeal to those seeking a characterful home. Upon entering, you are welcomed into a cosy reception room that exudes comfort and style. The cottage-style kitchen is a standout feature, complete with an Everhot aga, perfect for those who enjoy cooking and entertaining. This space is not only functional but also adds to the overall charm of the home. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. Additionally, there is a loft room that offers versatility, whether it be used as a study, playroom, or extra storage. One of the highlights of this cottage is the large, beautiful south-facing garden. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. In summary, this character cottage on Tredrea Lane is a wonderful opportunity for anyone looking to embrace the charm of village life while enjoying modern comforts. With its delightful features and spacious garden, it is a property not to be missed.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £350,000

Location

St Erth is a sought after village which has a lovely pub, village store, children's play park, church, and a well regarded school and nursery. There are some pretty walks along the St Erth River to enjoy, with a few fishing lakes locally. St Ives, Hayle, Penzance and the A30 are all within easy reach. Transport links are great too with a bus stop at the end of the road and a train station close by which serves the nearby town of St Ives Bay as well as Truro and London, Paddington.

Accommodation

Entrance vestibule
Living room

Kitchen dining room

Bedroom

Bedroom

Bathroom

Loft room

Outside

The cottage benefits from a spacious garden, presented mainly to the rear elevation. To the front is a quaint patio area with mature trees and laid to loose stone chippings. The rear garden is presented over several areas and levels, with a south facing patio immediately off of the kitchen. Steps lead up from here to a lawn area, complimented with mature trees, bushes and flowers. The garden continues to a private patio area with space for a garden table. There is the added benefit of a garden shed and small growing house.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains water, gas, electricity and drainage. Freehold tenure.

Council Tax Band- B**What3Words**

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Anti Money Laundering Regulations – Purchasers

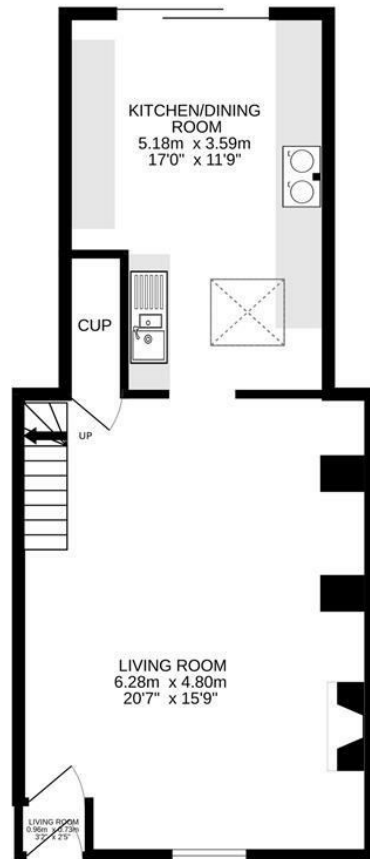
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

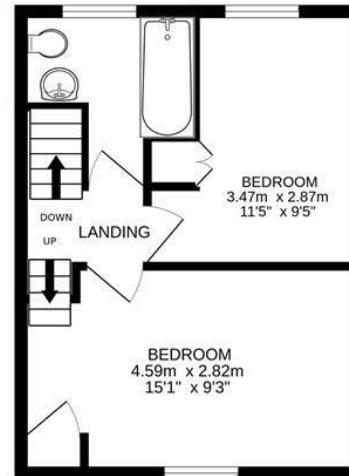
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



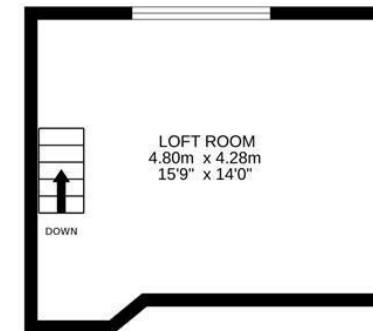
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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