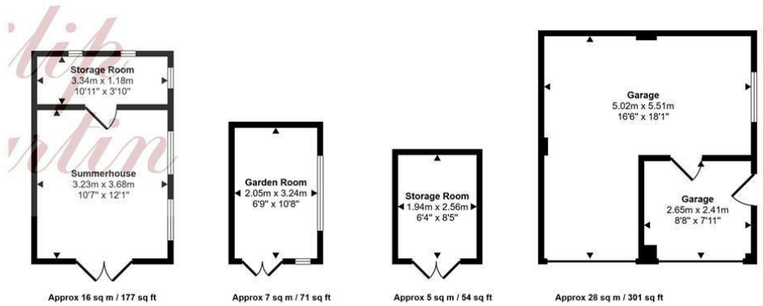
TREVARREN, ST. COLUMB

Ground Floor
Approx 68 sq m / 734 sq ft

Approx Gross Internal Area
150 sq m / 1612 sq ft

First Floor
Approx 26 sq m / 275 sq ft



Approx 16 sq m / 177 sq ft

Approx 7 sq m / 71 sq ft

Approx 5 sq m / 54 sq ft

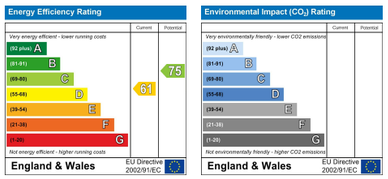
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Key Features

- DETACHED COTTAGE
- TWO BEDROOMS
- SITTING ROOM & CONSERVATORY
- KITCHEN/DINING ROOM
- DOUBLE GARAGE & OUTBUILDINGS
- SUBSTANTIAL REAR GARDEN
- BATHROOM & ADDITIONAL W.C.
- SEMI RURAL LOCATION
- LAPSED PLANNING PERMISSION
- NO CHAIN

Energy performance rating



Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS · rightmove.co.uk The UK's number one property website · OnTheMarket.com

OCTOBER COTTAGE, TREVARREN, ST. COLUMB, TR9 6PH

DETACHED CHARACTER COTTAGE WITH LARGE GARDEN SOLD WITH NO CHAIN

October Cottage is a delightful period cottage occupying a substantial plot situated in the hamlet of Trevarren, with easy access to the A30 and A39. A charming cottage, in a picturesque setting, the property benefits from a large garden and multiple outbuildings. Planning permission previously granted to construct a dwelling in the garden. The accommodation includes; kitchen/dining room, sitting room, conservatory, bathroom, two bedrooms and a w.c. The gardens are extensive and are mainly laid to lawn with many mature shrubs and trees, and a stream running along the far boundary. There is driveway parking, a double garage, and three new timber outbuildings, including a summer house with raised decking.

Guide Price £465,000

THE PROPERTY

October Cottage is a two bedroom detached cottage situated in a quiet semi-rural location, enjoying a generous plot with large gardens and multiple outbuildings. The property boasts many character features, with open beamed ceilings and an exposed stone feature fireplace, yet has been modernised to have a contemporary feel throughout. The accommodation comprises; entrance hall, kitchen/dining room, sitting room, conservatory and bathroom to the ground floor with two bedrooms and a w.c. to the first floor. There is a driveway providing off-road parking, a detached double garage, stone 'linhay' and three brand new timber outbuildings, including a summerhouse. These new outbuildings are all insulated to a high standard and double glazed, with power and light. The generous garden is mainly laid to lawn. Viewing is highly recommended.

LAPSED PLANNING CONSENT

Cornwall Council previously granted planning permission for the development proposed received on 3 September 2020 and accompanying plan(s): Description of Development: Removal of existing detached garage and formation of a new plot with the construction of a detached dwelling and garage.

Further details on the Cornwall Council Planning website with reference number - PA20/07505 or from the sole agents.

LOCATION

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN

14'3 x 10'1 (4.34m x 3.07m)
Dual aspect, fitted with a range of base and eye level units with worktops over and tiled splashbacks, inset Belfast sink. Integrated appliances: electric double oven and hob with cooker hood over, dishwasher, washing machine, under counter fridge and freezer. Cupboard housing boiler. Radiator. Opening into:-

DINING ROOM

9'2" x 7'5" (2.79m x 2.26m)
Windows to side and ample space for dining table. Electric heater.

SITTING ROOM

19'5" x 11'10" (5.92m x 3.61m)
Windows to front aspect and side aspect into dining room. Ceiling beams and a wonderful feature exposed stone and granite fireplace with clome oven and tiled hearth. Radiator. Door into;

CONSERVATORY

10'8 x 8'9" (3.25m x 2.67m)
An additional reception room over looking the rear gardens with patio doors opening out to the garden. Radiator.

BATHROOM

9'5" x 5'5" (2.89m x 1.67m)
Ground floor bathroom comprising panel kidney shaped bath with chrome mixer shower over. Pedestal wash hand basin. Low level W.C. Fully tiled. Chrome ladder radiator. Obscured window to rear aspect.

FIRST FLOOR

LANDING

Under-eaves storage accessed from both sides of staircase. Doors into;

BEDROOM

12'10" x 12'5" (3.91m x 3.78m)
Window to front with two fitted wardrobes. Radiator.

BEDROOM

9'5" x 7'3" (2.88m x 2.22m)
Window to front. Radiator.

W.C.

4'4" x 3'3" (1.33m x 1.00m)
Comprising low level W.C. and wash hand basin. Obscured window to side.

DOUBLE GARAGE

18'0" x 16'5" (5.51m x 5.02m)

SUMMER HOUSE

12'0" x 10'7" (3.68m x 3.23m)
A fantastic brand new timber outbuilding with power connected; providing the perfect home office or studio. Decking area to enjoy the garden outlook.

OUTBUILDINGS

Two further brand new timber outbuildings measuring 3.24m x 2.05 & 2.56m x 1.94m respectively.

OUTSIDE

To the front of the property is a useful and substantial stone 'Linhay' with slate roof, with power and water connected. There is a gravel driveway providing off road parking for several vehicles, in addition to the double garage. Front garden with raised flowerbeds, gated access to the property. A substantial rear garden, mainly laid to lawn with mature shrubs and trees, including three apple trees, south westerly facing, decking and patio areas, pond. Access from the garden to the outbuildings and pedestrian side entrance to the garage. A stream runs along the far boundary.

As previously mentioned, lapsed planning permission was granted to construct a three-bedroom detached house. Further details are available from the sole agents.

SERVICES

Mains water, drainage, electricity and gas. Gas central heating. UPVC double glazing throughout the property.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

From the A30 Highgate Hill exit, proceed along the A39 towards Wadebridge. At the next roundabout (Halloon), take the fourth exit signed Trevarren. October Cottage can be found after a short distance on the left-hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.