



- Semi Detached Cottage
- Sympathetically Restored
- Many Character Features
- Popular Village Location

## Buttercup Cottage, Tregony Hill, Tregony, Truro, TR2 5RU

Guide Price £368,000

Offered onto the market with no onward chain is this deceptive three bedroom semi detached cottage which has recently been renovated and extended by the current vendors. The original part of the cottage has been sympathetically restored and contains many character features which include timber exposed flooring to a number of the rooms, feature Limestone fireplace, exposed timber lintel and English oak doors to a number of the rooms.



## Property Description

Offered onto the market with no onward chain is this deceptive three bedroom semi detached cottage which has recently been renovated and extended by the current vendors. The original part of the cottage has been sympathetically restored and contains many character features which include timber exposed flooring to a number of the rooms, feature Limestone fireplace, exposed timber lintel and English oak doors to a number of the rooms. The accommodation on offer comprises of lounge/diner measuring 8.59m x 3.56m which has a feature fireplace, two sash windows to front elevation and open access into the kitchen/breakfast room which is a light and airy room with double glazed skylight and floor to ceiling windows, gas range, built-in storage larder cupboard, further access through to the inner vestibule with spiral staircase to the first floor and utility room with low level wc. The rear corridor has a glazed door to the side access and further access to private sunny courtyard area. The master bedroom measures 5.19m x 3.64 and has double glazed doors opening onto the balcony which has far reaching countryside views, in addition to this is an office/dressing room and the ground floor accommodation is completed by the refitted shower room with double shower cubicle. To the first floor there are 2 double bedrooms both of which have wooden flooring and double glazed sash windows to front elevation. The bathroom suite comprises of a panelled bath, tiled recess and a skylight. Externally the property has a gravelled area to the side for parking and an additional passageway leading to the rear entrance and gated access into the rear garden. The large south facing rear garden is currently uncultivated thus allowing a potential purchaser to landscape the garden to their own specification. Buttercup Cottage truly does need to be seen to fully appreciate the overall layout and standard of refurbishment that has been carried out by the vendors and an internal viewing is strongly advised.



### LOCATION

Tregony village is located approximately 7 miles from Truro and is also within motoring distance of St Austell, it has many local village facilities including a general store, post office,



public house, junior and secondary schooling. It also widely acknowledged as the gateway to the Roseland Peninsular which is an area of outstanding natural beauty with many beaches, fishing villages and beautiful countryside. There is a regular bus service to Truro city centre where there is a mainline railway station connecting to London Paddington.

#### LOUNGE/DINER

28' 2" x 11' 8" (8.59m x 3.56m) 2 Upvc sash windows to front elevation with window seat. Recessed lighting. Shelved storage area. Exposed timber flooring. Feature Limestone fireplace with exposed timber lintel.

#### KITCHEN/BREAKFAST ROOM

17' 4" x 16' 4" (5.30m x 4.98m) Fitted with a range of oak base and wall units, traditional larder cupboard, gas range, integrated dish washer, slate tiled flooring, double glazed skylight and double glazed windows with steps leading to the rear passageway.

#### INNER VESTIBULE

8' 2" x 7' 4" (2.49m x 2.26m) Spiral staircase to first floor. Dimmer switch. Door to:-

#### UTILITY ROOM

7' 10" x 5' 7" (2.41m x 1.71m) The utility room has a Belfast sink unit, base units, integrated washing machine, cupboard housing gas combination boiler, low level wc and window to side elevation.

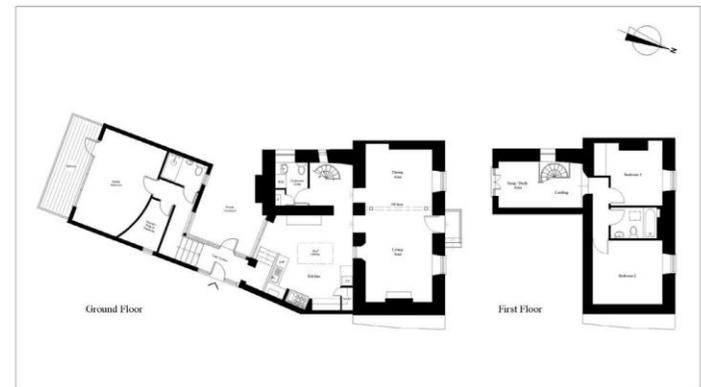
#### REAR HALLWAY

Double glazed door and windows to courtyard area. Upvc door opening to side access.

#### MASTER BEDROOM

17' 0" x 11' 11" (5.19m x 3.64m) (irregular shaped room due to curved wall). Overall measurement. Wall mounted electric heater. Recessed lighting. Double glazed doors opening onto the balcony with its far reaching countryside views.

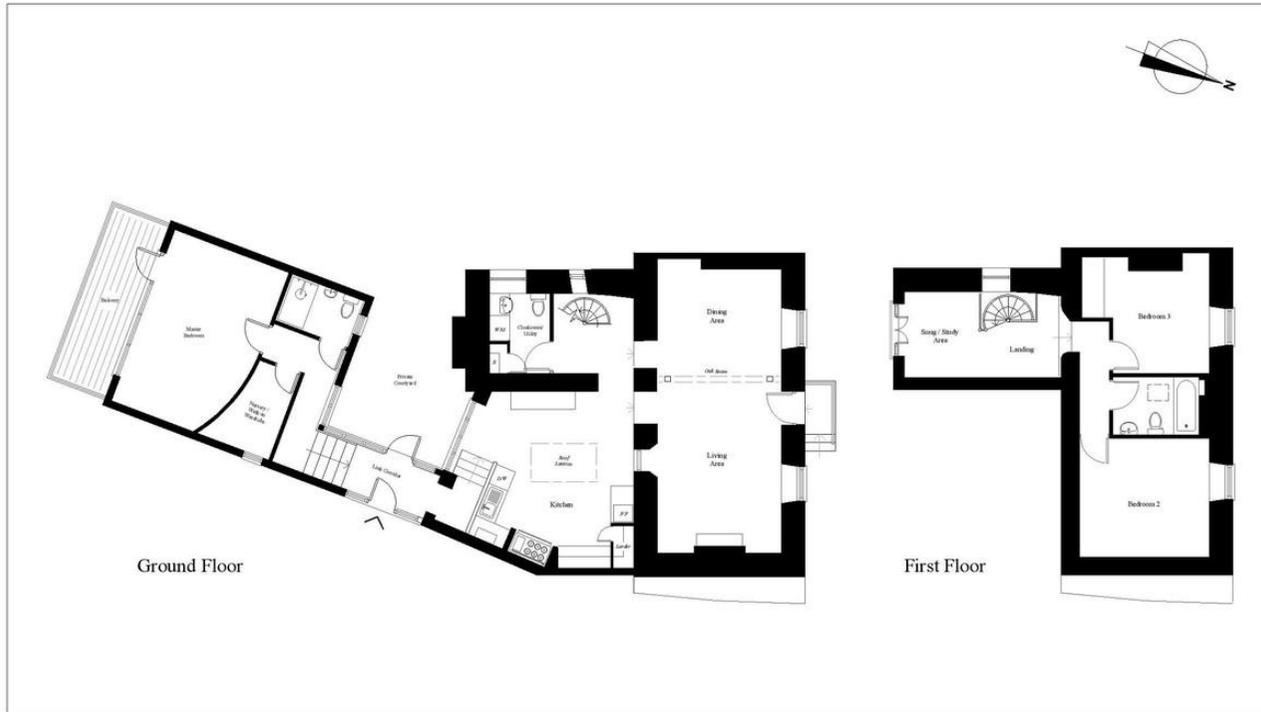
#### OFFICE/DRESSING AREA



Floor Plan:

1:100@A3





Floor Plan:

1:100@A3

8' 7" x 4' 3" (2.63m x 1.32m) (irregular shaped room due to curved wall). Double glazed window to side elevation. Wall mounted electric heater.

#### SHOWER ROOM

7' 5" x 4' 5" (2.28m x 1.37m) Suite comprising of pedestal wash hand basin, low level wc, double shower cubicle, tiled flooring, extractor and obscure glass double glazed window to side elevation.

#### FIRST FLOOR

##### SNUG AREA

7' 11" x 7' 10" (2.43m x 2.41m) overall measurement to include overall length to include the stairs is 5.17m. Double glazed windows to front and side elevation. Radiator. Juliet balcony providing far reaching countryside views.

##### BEDROOM

10' 3" x 9' 10" (3.13m x 3.01m) Double glazed sash window to front elevation. Exposed timber flooring. Feature exposed stone wall fireplace. Built-in wardrobes. Radiator. Dimmer switch.

##### BEDROOM

12' 0" x 10' 11" (3.68m x 3.35m) Double glazed sash window to front elevation. Dimmer switch. Radiator. Recessed lighting. Exposed timber flooring.

##### BATHROOM

7' 11" x 5' 6" (2.42m x 1.68m) Bathroom suite comprising of panelled bath with chrome mixer tap and shower attachment. Tiled recess for toiletries, low level wc, vanity sink unit, extractor and radiator towel rail.