



Trinity Cottage

Trinity Cottage, 3 The Village, Trelowth, St. Austell, Cornwall, PL26 7DX



St Austell Centre 2 miles Truro 12 miles
Mevagissey 5 miles

Well located on the edge of the hamlet, a most attractive period cottage, gardens and dedicated parking

- Wonderfully Presented
- Good Position
- Kitchen
- Living Room
- Shower Room
- 2 Bedrooms
- Bathroom
- Attractive Garden
- Parking for 2 Vehicles
- No Chain

Guide Price £275,000



SITUATION

Trinity Cottage is situated on the edge of the sought after hamlet of Trelowth which stands adjacent to the popular villages of Polgooth and Sticker, which both offer renowned local inns and village stores. St Austell town centre is only about two miles to the north-east and the station at St Austell is on the London Paddington line. The south Cornish coast with its rugged coastline, walks, coves and beaches is about 3.5 miles to the east and south-east and the historic fishing village of Mevagissey is about four miles.

DESCRIPTION

Trinity Cottage is a most attractive period terraced cottage which offers well-presented and inviting accommodation over two storeys that nicely blend the original feel and character of the property with modern day living standards.

On the ground floor, a stable style door opens to a fine Kitchen and Dining Room with a Belfast ceramic sink, space for a washing machine, modern range of matching base and eye level units with rolled worktop surfaces to splashback tiling and incorporating a five-ring gas hob with electric oven under and extractor hood over. Turning balustrade stairs with understairs cupboard lead off to first floor, and Kitchen opens to a fine Living Room with outlook to the rear and Morso wood-burner set in a tiled fireplace with slate hearth. Beyond is a rear Hall with part glazed door to the outside and a Shower Room with quadrant shower, chrome wall mounted towel radiator, wc and deep ceramic sink.

On the first floor, which is approached by turning balustrade stairs to a small Landing with balustrade, cupboard and shelving, are two double Bedrooms with exposed floorboards and a fine Bathroom with free-standing modern roll top bath with Victorian

style mixer tap shower fitment, wc, pedestal washbasin, chrome wall mounted towel radiator and exposed floorboards.

Outside, to the rear, is a small Courtyard Area which opens to raised decked area and steps leading up to a lawn garden with flower and shrub borders to mainly attractive stone boundaries. The garden leads up to a dedicated car parking area for two vehicles. Within the garden is a Garden Shed.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A390 from Truro to St Austell, drive through the village of Grampound and continue on towards St Austell. On reaching Hewas Water, turn right towards Sticker, drive up the hill and continue to the village. Drive down into and through Sticker and continue for about a further half mile. Pass the layby on the right-hand side and on the brow of the hill and just before The Old Methodist Chapel, turn right (unsignposted) into Trelowth Road. After about 40 yards bear to the left at the end of the row of trees and the car parking for Trinity Cottage (see nameplate) is on the left-hand side adjacent to the entrance to Trebullan. There is a gate from the parking area that leads down through the garden to the rear door.

SERVICES

Mains water, gas, drainage and electricity. Understairs cupboard. Mains gas fired central heating. Double-glazed. TV and telephone points. Outside Tap.

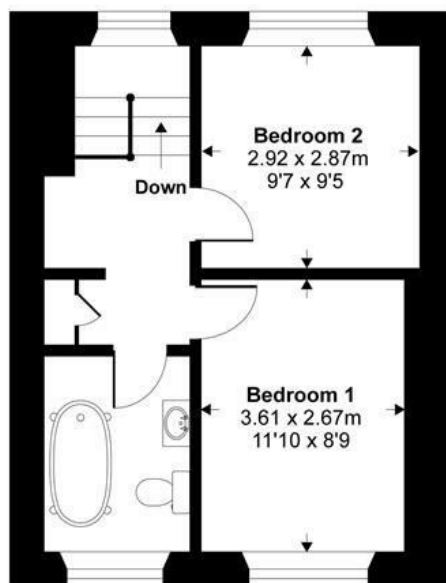
THE HOT TUB

The hot tub is excluded from the sale - may be available to purchase by additional negotiation.



Approximate Area = 808 sq ft / 75 sq m

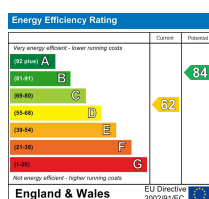
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 774064

These particulars are a guide only and should not be relied upon for any purpose.

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