



## Merther Cottage Sithney, TR13 0AE

£595,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Merther Cottage

- VERSATILE HOME WITH INTERCONNECTING ONE-BEDROOM SELF-CONTAINED ANNEXE
- PREVIOUSLY CONFIGURED AS A FOUR BEDROOM FAMILY HOME
- PERFECT FOR MULTI-GENERATIONAL LIVING OR INCOME POTENTIAL
- ENCLOSED GARDENS AND PARKING
- STATIC CARAVAN AND USEFUL WORKSHOP
- EXTENSIVE PARKING AND APPROXIMATELY 3.5 ACRES OF LAND WITH RURAL AND TOWNSCAPE VIEWS
- FREEHOLD
- COUNCIL TAX D
- EPC F25

Dreaming of space and countryside views? This versatile home in Sithney sits within approx. 3.5 acres and includes a self contained annexe, generous gardens, workshop and ample parking. Stunning field suited to a variety of uses plus a static caravan providing income.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### DOOR TO

**SUN ROOM 34'3" x 4'8" (10.44m x 1.42m)**

offering access to the utility/side porch and to the:

### HALLWAY

With radiator and doors to various rooms.

**SITTING ROOM 13'4" x 13'4" (4.06m x 4.06m)**

A lovely cosy but light dual aspect room with Bow style window to front and patio doors to side accessing the garden. Log burner set on granite hearth and radiator.







**KITCHEN/BREAKFAST ROOM 15'7" x 12'5" (4.75m x 3.78m)**

A dual aspect room with tiled floor, fitted with a range of base units with work surfaces over, space and point for fridge/freezer, space and plumbing for slimline dishwasher, Chef Master Level range oven featuring four ovens, five gas burners including a wok burner and a dual electric plate (available by separate negotiation), window to the side overlooking the garden and two windows to rear and door to the rear garden. Wall mounted Worcester gas boiler, space for table, larder style cupboard and log burner.

**BEDROOM ONE 12'4" x 10'9" (3.76m x 3.28m)**

With window to rear and radiator.

**BEDROOM TWO/DINING ROOM 12'3" x 11'4" (3.73m x 3.45m)**

With windows to front, radiator and log burner. A versatile room currently being used by the present vendors as a bedroom but also ideal as a dining room/second reception room.

**BATHROOM 7'9" x 6' (2.36m x 1.83m)**

With tiled floor and suite comprising of a bath with tiled surround and Mira Go electric shower over, pedestal wash hand basin, low level W.C., obscured window to rear and chrome effect ladder style radiator.

**UTILITY/SIDE PORCH 13'3" x 6' (4.04m x 1.83m)**

A useful space with tiled floor, space and plumbing for washing machine, windows to front and side and connects to the front sun porch. Door to

**ANNEXE SITTING ROOM 15'6" x 13'6" (4.72m x 4.11m)**

A lovely cosy room with two windows to front, radiator, log burner set in stone surround, stairs rising to the first floor, connecting door to the bedroom/dining room in the main property and concertina doors and door to

### **KITCHEN/BREAKFAST ROOM 15'6" x 8'5" (4.72m x 2.57m)**

A bright dual aspect room with windows to side and rear fitted with base and wall units with work surfaces over and ceramic sink with mixer tap, space and point for gas oven, free standing butcher block style unit providing for additional storage and work surface space, space and point for under counter fridge freezer.

### **FIRST FLOOR**

### **BEDROOM 17' x 15'7" (max measurements restricted head height) (5.18m x 4.75m (max measurements restricted head height))**

With radiator, access to eaves storage, two velux style windows to front and door to

### **EN SUITE SHOWER ROOM 5'5" x 4'5" (1.65m x 1.35m)**

With tiled floor, tiled cubicle housing Mira Jump electric shower, low level W.C., wash hand basin in vanity unit and velux style window.

### **OUTSIDE**

To the front of the property is a large gravelled parking area offering off road parking for multiple vehicles. There are enclosed garden areas to the both the side and the rear of the property these are mostly laid to lawn with the garden to the side being particularly attractive and providing for a patio seating area and generous area of lawn. There are a variety of useful storage areas including a log store. To the rear of the property is a

### **WORKSHOP 16'3" x 10'4" (4.95m x 3.15m)**

With work bench, power and light and windows to side and front. To the rear of the workshop is a

### **UTILITY/STORE 10'3"x 4'9" (3.12mx 1.45m)**

A useful storage area with power currently used by the present vendors as a freezer room.





#### **STATIC CARAVAN**

Sited in a separate area to the rear is a one bedroom static caravan which we have not inspected internally. This enjoys its own separate garden area and is currently long let by the present vendors. Please ask for further details.

#### **THE FIELD**

Extending to approximately 3.5 acres is the field offering good quality land with fantastic far reaching town scape and rural views suitable for a variety of uses.

#### **SERVICES**

Private drainage, septic tank, LPG gas fired central heating, mains water and electricity.

#### **WHAT3WORDS**

browsers.crawled.employers

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **COUNCIL TAX**

Council Tax Band D.

#### **DATE DETAILS PREPARED.**

17th February, 2026.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

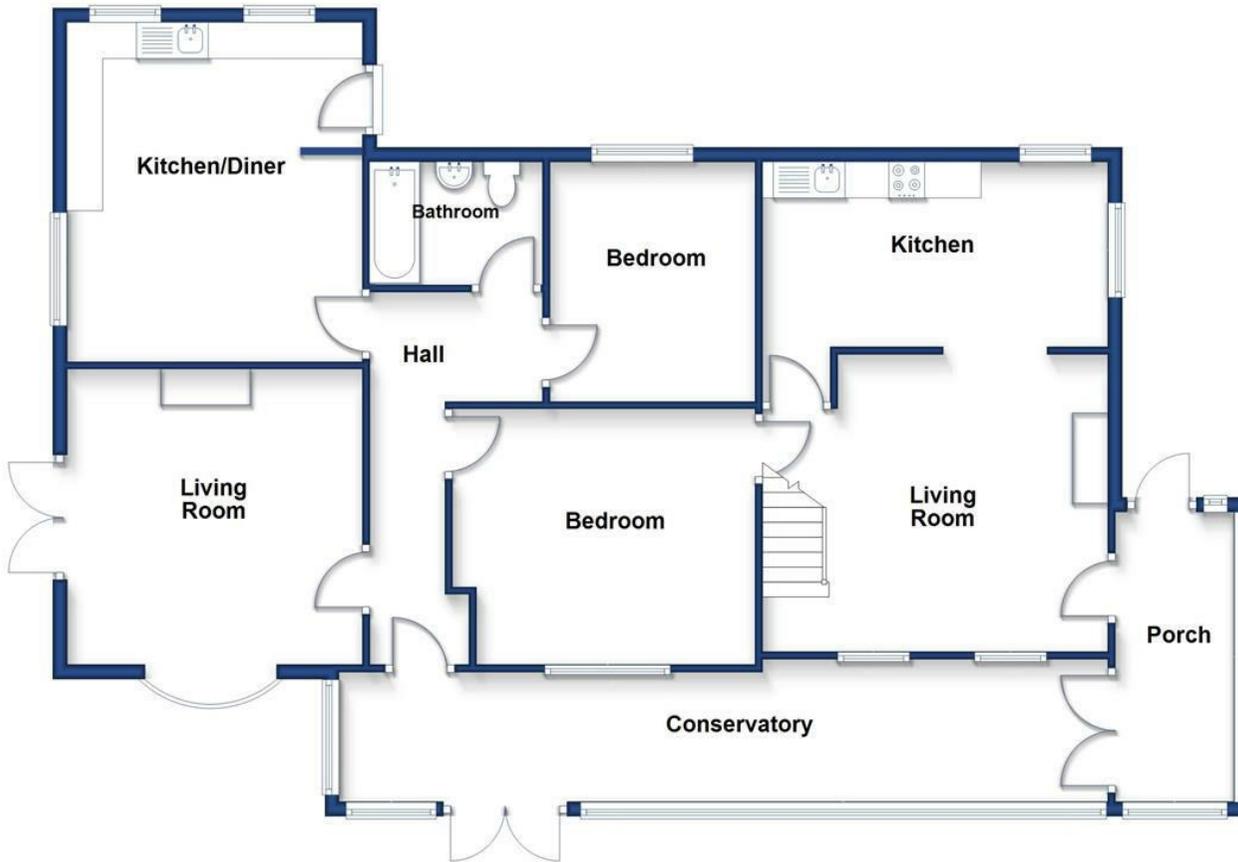
<https://checker.ofcom.org.uk/>

#### **PROOF OF FINANCE - PURCHASERS**

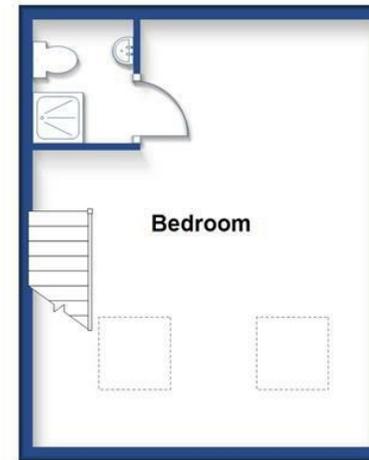
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



**Ground Floor**  
Approx. 136.9 sq. metres (1473.3 sq. feet)



**First Floor**  
Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 165.0 sq. metres (1776.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			49
(21-38) <b>F</b>	25		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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