

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, semi detached cottage of immense charm and character in the rural Cornish hamlet of Breage.



Situated in the delightful rural setting on the outskirts of the Cornish village of Breage is this three bedroom, semi detached cottage of immense charm and character. The residence, which benefits from oil fired central heating and majority double glazing, boasts many character features from its local stone facade to beamed ceilings and a feature fireplace housing a wood burner. A real feature of the property is the large garage/workshop to the side which subject to any necessary planning and consents, one could imagine could provide additional accommodation. Fine views can be enjoyed from the property over open countryside towards the sea and the rugged Cornish coastline beyond.

In brief, the accommodation comprises an entrance porch, lounge/diner, utility room, shower room and completing the ground floor a kitchen/diner. On the first floor and accessed from the stairs in the lounge are two bedrooms, one of which benefits from an en suite w.c.. Accessed via the stairs and the kitchen/diner is a further bedroom.

To the outside is a small garden area to the front whilst to the side is a driveway which leads to the garage. The rear garden is of good size and boasts many plants and shrubs.

THE ACCOMMODATION COMPRISES (DIMENSOINS APPROX)

Stable style door to -

ENTRANCE PORCH

With tiled floor and door to -

LOUNGE/DINER 6.40M X 3.66M (21' X 12')

A room full of character with beamed ceiling and a feature fireplace housing a wood burner with stone hearth, surround and mantel over. Stairs to the first floor, door to the kitchen and door to -

UTILITY ROOM 5.41M X 1.83M NARROWING TO 0.99M (17'9" X 6' NARROWING TO 3'3")

Steps up to a utility area with outlook and stable style door to the outside and door to -

SHOWER ROOM

Comprising a shower cubicle with both rain and flexible shower heads, a close coupled W.C. and a washbasin with mixer tap and cupboards and drawers under. There is a tiled floor, partially tiled walls, towel rail and a frosted windows to the rear.

KITCHEN/DINER 3.96M X 2.97M (13' X 9'9")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. Built-in appliances include a hob and oven. The room is dual aspect with stable style door to the rear garden. There is a beamed ceiling and an open tread staircase ascends to the first floor.

FIRST FLOOR

The first floor comprises two parts, one of which is accessed via the lounge/diner and one is accessed via the kitchen/diner.

STAIRS AND LANDING

With doors to two bedrooms.

BEDROOM ONE 3.66M X 3.66M MINUS DOOR RECESS (12' X 12' MINUS DOOR RECESS)

Enjoying an outlook over open countryside, out to sea and the rugged Cornish coastline beyond. The room has built-in wardrobes.

BEDROOM TWO 3.73M NARROWING TO 2.74M X 2.74M (12'3" NARROWING TO 9'X 9')

With outlook to the front and enjoying a similar view out to sea and the rugged Cornish coastline beyond. Door to -

EN SUITE

Comprising a close coupled W.C. and a corner washbasin with tiled splashback.

BEDROOM THREE 3.96M X 3.05M (13' X 10')

A dual aspect room with outlook to the front and rear. There is access to the loft.

GARAGE/WORKSHOP 6.93M X 4.95M (22'9" X 16'3)

With outlook and door to the rear garden.

OUTSIDE

To the front of the property is a small garden area whilst to the side is a driveway which provides parking and leads to a garage. The rear garden is of good size and boasts many well established plants and shrubs.

SERVICES

Mains electricity, water and private drainage.

DIRECTIONS

From Helston head out on the A394 entering the village of Breage. At the crossroads, turn left on to Trewithick Road, head up the hill passing the primary school on your left hand side and you will come to Breaney Methodist Chapel on your right hand side. The property is immediately after the Chapel on the right hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX BAND

Council Tax Band

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

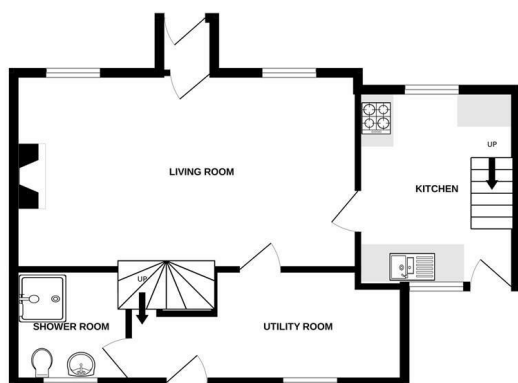
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

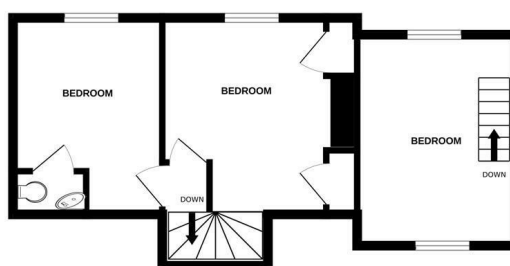
22nd April, 2024.

TROON COTTAGE TREWITHICK ROAD, BREAGE, CORNWALL, TR13 9PZ PRICE GUIDE £375,000

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	35	
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		

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