



**30 Treskewes Estate, St Keverne, TR12 6RA**

**£190,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 30 Treskewes Estate

- TERRACED TWO BEDROOM HOUSE
- OIL FIRED HEATING & DOUBLE GLAZING
- WELL PRESENTED ACCOMMODATION
- LOCAL AREA RESTRICTION
- CONSERVATORY
- DELIGHTFUL MATURE GARDENS
- FREEHOLD
- COUNCIL TAX A
- EPC D59

An opportunity to purchase a nicely presented two-bedroom house with a delightful mature garden backing onto open countryside, situated within the popular village of St. Keverne.

The property has been much enhanced during our clients' ownership and benefits from oil-fired central heating and double glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway, lounge, and a nicely fitted kitchen leading through to a triple-aspect conservatory enjoying an outlook over the garden and adjoining countryside, together with a cloakroom. On the first floor there are two bedrooms and a well-appointed shower room.

Outside, the property enjoys a mature rear garden, offering a good degree of privacy and backing directly onto open fields.

Prospective purchasers should be aware the property is subject to a Local Area Restriction, requiring a buyer to have lived or worked within Cornwall for the previous three years.







St. Keverne is located on the eastern side of the Lizard Peninsula, an Area of Outstanding Natural Beauty renowned for its unspoilt scenery. The village offers a good range of amenities catering for everyday needs, including a doctor's surgery, general stores, two public houses, church, primary school and butchers.

The surrounding area boasts miles of open countryside, with a beach at the nearby fishing village of Coverack, while the South West Coast Path is close at hand, providing spectacular coastal walks.

A more comprehensive range of amenities can be found in Helston, approximately ten miles distant, including national retailers, a cinema and a sports centre with indoor swimming pool.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**  
Half glazed door to

#### **ENTRANCE HALLWAY**

With stairs rising to the first floor and doors to

#### **LOUNGE 14'1" x 10'5" (4.3m x 3.2m )**

A nice dual aspect room with windows to the front and rear with views out over the gardens. There is a fireplace with tiled hearth and wood mantel which houses a feature electric fire.

#### **KITCHEN 11'1" x 8'6" (3.4m x 2.6m )**

With a wood effect fitted kitchen comprising stone effect worktops that incorporate a one and a half bowl stainless steel sink drainer with mixer tap, which have tiled splash backs. There are a mixture of base and drawer units under with wall units over, an integrated double oven, washer/drier and a dishwasher. There is a pantry cupboard, slide out tall pantry unit, a space is provided for a fridge/freezer, tilling to the floor, under floor heating and a window that enjoys a lovely aspect over the garden. Glazed door to -

### CONSERVATORY 11'5" x 9'2" (3.5m x 2.8m )

A delightful triple-aspect room enjoying attractive views over the garden, fitted with blinds and a sliding glazed patio door leading out onto the rear patio. A wonderful space in which to relax and enjoy the garden, as well as the abundance of wild birds the current owner has attracted over time.

From the kitchen there is an opening to the rear porch with storage cupboard and door to -

### CLOAKROOM

With W.C., wall mounted wash handbasin with tiled splashback, window to the rear aspect, heated towel rail, extractor and tiling to the floor.

### FIRST FLOOR LANDING

With window to the rear aspect and doors to -

### BEDROOM ONE 14'9" x 8'2" (4.5m x 2.5m)

With a window to the rear aspect enjoying a view out over the garden onwards to open countryside. There is a built-in wardrobe.

### BEDROOM TWO 9'10" x 8'10" (3m x 2.7m)

The room has a bespoke wall of fitted bookshelves, built-in desk area, window to the front aspect and a loft hatch to the roof space.

### SHOWER ROOM

A nicely appointed room with glazed walk-in shower cubicle with tiled splash back, vanity unit with storage unit housing a sink unit and lit mirrored cabinet over, W.C. with concealed cistern, shaver socket, extractor, chrome towel radiator, window to the rear aspect and tile effect laminate flooring. The room is lit by a series of down lighters.

### OUTSIDE

From the shared parking area there is a footpath leading to the front of the property where there is a nicely enclosed garden with lawn and beds planted with mature plants and shrubs. Pedestrian access leads down the side of the property and on to the -





## REAR GARDEN

A real feature of the property, the rear garden is of generous proportions and enjoys a pleasant outlook over open countryside, with mature trees forming a natural border. The garden is principally laid to lawn and complemented by well-stocked beds containing an array of mature plants, trees and shrubs, together with a number of established soft fruit trees.

A useful shed with power and light provides excellent storage or workspace potential, while a patio area sits adjacent to the conservatory, creating an ideal spot for outdoor seating and entertaining. The current owners have particularly enjoyed relaxing in the conservatory and attracting a wide variety of wild birds to the garden feeders.

## SERVICES

Mains water, electricity and drainage.

## AGENTS NOTES

As the property was a former council house, a restriction applies to the property which requires a purchaser to have lived or worked in Cornwall for the last three years and purchasers must satisfy themselves as to whether they fulfill these requirements.

## WHAT3WORDS

mentioned.jubilant.surfer

## COUNCIL TAX BAND

Council Tax band A.

## ANTI MONEY LAUNDERING REGULATIONS

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

## PROOF OF FINANCE – PURCHASERS

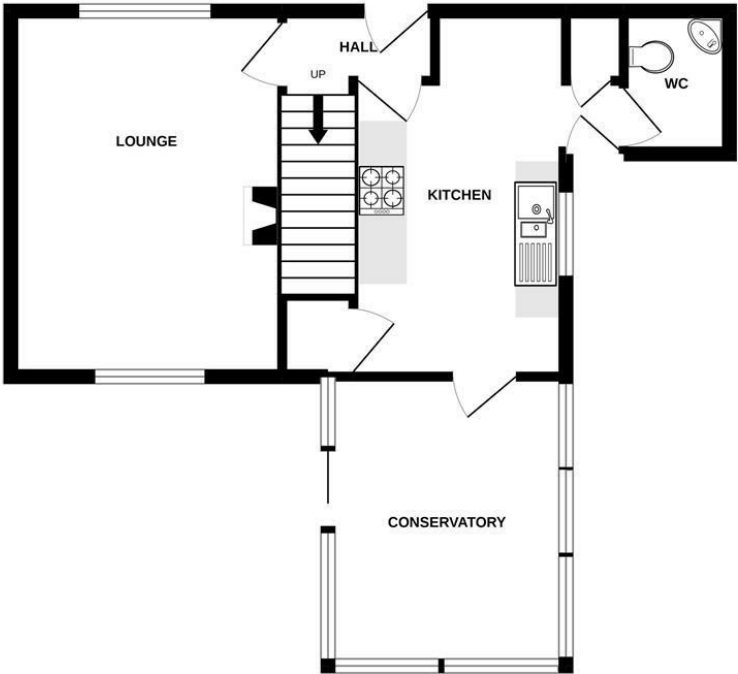
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

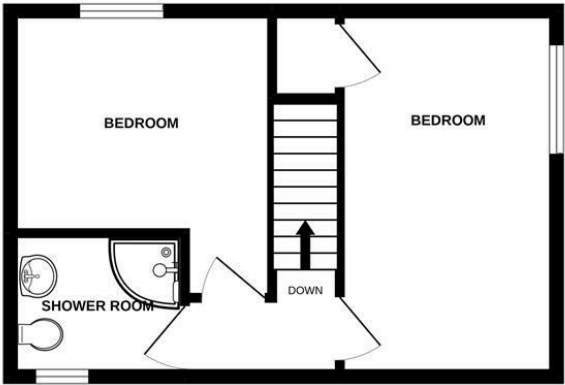
18th February 2026.



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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.

Made with Metropix ©2022



| 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>                            |           | <b>79</b>               |
| (55-68) <b>D</b>                            | <b>59</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS