



The Chapel Tregathenan, Sithney, TR13 0RZ

£225,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Chapel Tregathenan

- BRIMMING WITH CHARM AND CHARACTER
- DELIGHTFUL SETTING, SET AMIDST ROLLING CORNISH COUNTRYSIDE
- PARKING AREA AND GARDENS
- FREEHOLD
- COUNCIL TAX C
- EPC G-5

This unique property, although in need of updating to realise its full potential, is brimming with charm and character retaining many period features. The setting is delightful, set amidst rolling Cornish countryside, with a large picture window at the front with great rural views and the sea in the distance.

The accommodation in brief, which is set over three floors, provides on the ground floor, a kitchen/dining area, porch, bathroom and further room. Steps rise up to the second floor living area which is flooded with light from the picture window at the front and two windows at the side. From here further steps rise to the second floor mezzanine, currently used as a bedroom, again flooded with light from two windows at the side and the picture window at the front.

Outside the property has a parking area with gardens running to the rear and the side, which are of good proportions.

Located a short drive from the market town of Helston with its extensive amenities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool. There are a number of well regarded primary schools and a secondary school with sixth form college. There is primary schooling nearby at Trannack less than a quarter of a mile away. Helston is also the gateway to the Lizard Peninsula which has a stunning coastline with many iconic harbours and beaches plus a fantastic coastline.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO THE ENTRANCE PORCH

ENTRANCE PORCH

With tiling to the floor and a further door to the inner hallway and door to the bathroom.







BATHROOM 7'8" x 6'6" (2.36 x 2.00)

Comprising a suite with bath having a mixer shower arrangement, w.c., shower cubicle, pedestal wash hand basin, tiling to the walls and floor and obscure glazed window to the side aspect.

INNER HALLWAY

Plumbing for washing machine and space for a tumble drier. From the inner hallway a door leads to the kitchen/dining area.

KITCHEN/DINING AREA 19'8" x 15'7" (6 x 4.77)

With a wood fitted kitchen, having worktops that incorporate a double drainer sink unit with hot water heater above and a gas hob, there are a number of base units under, wall units over. Window to the rear aspect, part stone walls and further doors to the rear porch and door to the outside. From the kitchen/diner, a door leads back to a living area.

LIVING AREA 17'7" x 16'3" (5.37 x 4.97)

A fabulous space over two floors with many original period features with a fabulous vaulted and beamed ceiling. The area is flooded by light with four windows to the side aspects and a large picture window to the front that enjoys views over the lane and out over rolling Cornish countryside with the sea in the distance.

From here stairs lead to the mezzanine area.

MEZZANINE AREA 28'4" x 16'0" (maximum measurements) (8.64 x 4.9 (maximum measurements))

Another fabulous space, currently used as a bedroom with wooden flooring, beamed and vaulted ceiling with two windows to the side aspect. A large storage cupboard which houses the immersion heater, two sky lights, a view over the lounge area, with the picture window again enjoying the great views.

OUTSIDE

Immediately in front of the property there are granite pillars with a gate that lead to a gravelled seating area and a further gate leads down the side of the property. There is gated parking at the side of the property. The gardens, run predominately to the side and wrap around at the rear, they are bordered by hedges which house mature plants, trees and shrubs. From many points fabulous rural views are enjoyed.

SERVICES

Mains water, electricity and private drainage (septic tank).

AGENTS NOTE

There is an area at the rear of the chapel which belongs to the next door neighbour. Please ask for further details.

DIRECTIONS

From our office proceed up Wendron Street, along Godolphin Road. Turn left at the Turnpike roundabouts, signposted to Redruth. Go straight on through the next mini roundabout and follow the signpost for Redruth. After a short distance you will go through the next mini roundabout, proceed up the road passing the Wheal Dream Restaurant on your left hand side. Take the next left hand turn signposted for Trannack and Coverack Bridges and follow this road down the hill and up the other side for approximately three quarters of a mile passing Trannack Primary School on your right hand side. After a short distance you will pass a turning on the left to Truthall Halt and after a short distance it will be found on the right hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band C

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/>

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.

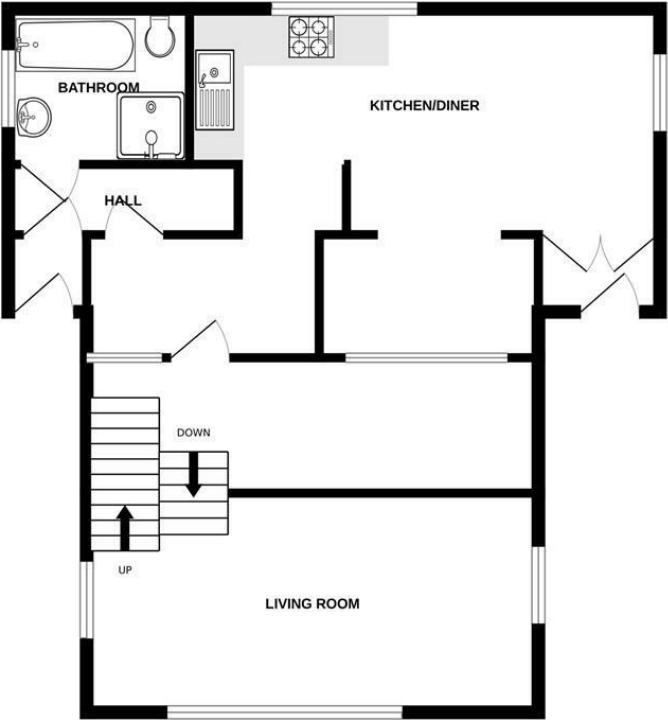
DATE DETAILS PREPARED.

30th April 2025

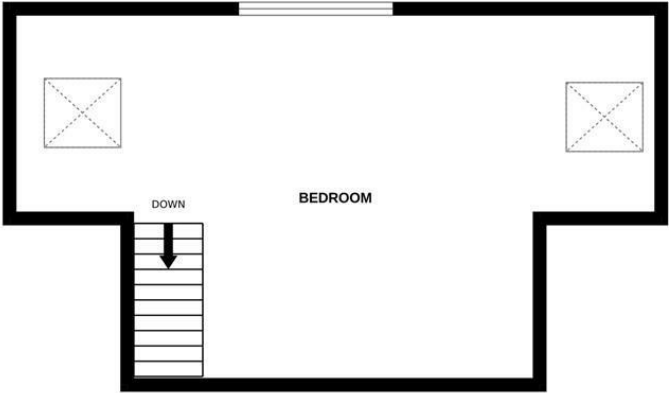




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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.

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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		
England & Wales		EU Directive 2002/91/EC

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