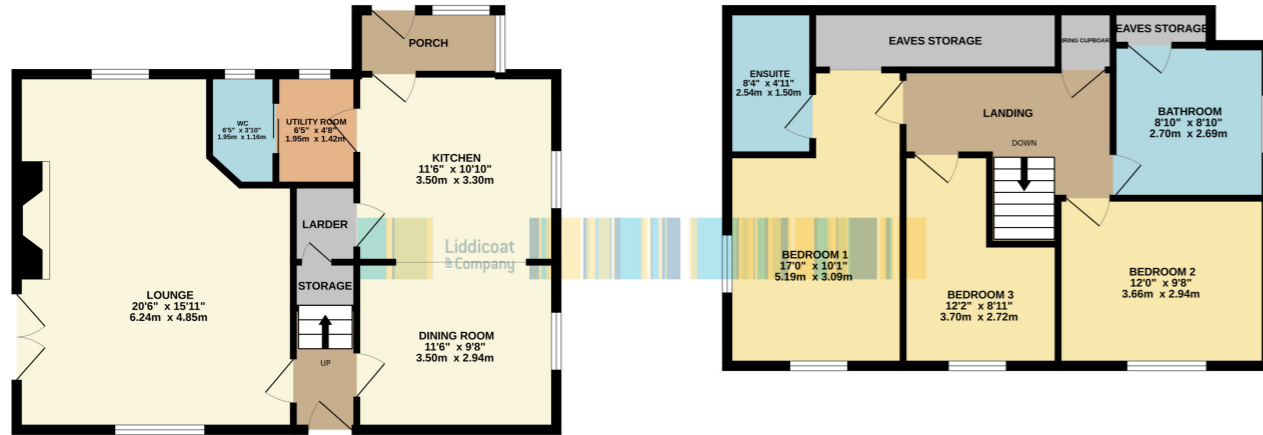


GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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 ©2025

TREVARRICK ROAD, ST AUSTELL

PRICE £375,000



CHARMING AND BEAUTIFULLY PRESENTED, THIS DELIGHTFUL SPACIOUS THREE-BEDROOM DETACHED COTTAGE BLENDS CHARACTER FEATURES WITH MODERN COMFORTS, SET IN A SOUGHT-AFTER ESTABLISHED LOCATION.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

Charming and full of character, this delightful three-bedroom, two-bathroom cottage offers the perfect blend of traditional appeal and modern comfort. Nestled in a highly sought-after location, the property boasts spacious reception rooms, a well-equipped kitchen, and a beautiful garden creating a warm and inviting home in a peaceful setting.

Situated in a well-established, no-through residential setting, this charming cottage enjoys a peaceful feel while remaining superbly connected. With reputable schools, local shops, and everyday amenities all within easy reach.

Upon entering the property, you are greeted by a hallway that leads to an impressive spacious reception room. The room features exposed beams and a charming fireplace with wood burner creating a cosy ambiance. The dining room is partially separated from the delightful well fitted kitchen and can be used as a home office room, depending on your needs.

The kitchen has been thoughtfully updated to include modern appliances and ample storage, a small breakfast bar, this space is both functional and inviting, encouraging family gatherings and daily convenience.

Upstairs, the three bedrooms continue the property's characterful charm. The master bedroom is a generous size, complete with built-in wardrobe/ eaves storage and an en-suite shower room. The remaining two bedrooms are well-proportioned. The main family bathroom services these rooms, thoughtfully designed with a Victorian theme with contemporary fixtures.

Outside, the cottage benefits from a well maintained garden that provides ample space for outdoor activities, gardening, or simply unwinding in a tranquil environment. The garden is enclosed for privacy and includes a patio area perfect for al fresco dining during warmer months. Additionally, off-street parking is available, enhancing convenience.

Room Descriptions

Porch

Porch off the kitchen with full single glazed window surround.

Hall

With under stairs cupboard.

Lounge

Opening to 22' x 10'6" (6.70 x 3.20m) A standout lounge featuring solid oak flooring and a striking multi-fuel burner set within a unique fireplace, complemented by exposed brickwork and a characterful wooden beam. Dual-aspect windows to the front and rear flood the space with natural light, while doors open onto steps leading up to the garden—perfect for indoor-outdoor living. Complete with TV and broadband points.

Kitchen

A beautifully styled country kitchen fitted with a range of wall and base units, centred around a practical island ideal for cooking and entertaining. Featuring a gas range cooker with extractor hood, half-tiled splashbacks, and integrated appliances including a dishwasher and fridge freezer. Well-planned and practical, with doors leading to a handy larder (3'5" x 3'9") which in turn provides access to useful understairs storage. Further doors open to a utility area with WC, as well as a rear porch. A side window completes this warm and inviting space..

Utility Room

3' 11" x 6' 5" (1.19m x 1.95m) Space for washing machine and tumble dryer. Window to rear. Baxi boiler. Door to WC.

Cloakroom

6' 0" x 3' 11" (1.83m x 1.19m) Maximum (obscure shape). Window to rear. Vanity sink. Close coupled WC.

First Floor

Doors to all 3 bedrooms and family bathroom. Door to airing cupboard. Loft hatch.

Bedroom 1

16' 1" x 10' 1" (4.90m x 3.07m) Maximum. Dual aspect with window to front and window to side overlooking the rear garden. Opening to shower ensuite. Radiator. Opening door to eaves wardrobe storage.

En Suite Shower room

8' 3" x 5' 1" (2.51m x 1.55m) Maximum. Reduced head height. Showered cubicle with tiled surround. Part panelled feature, pedestal wash hand basin, close coupled WC. Radiator.

Bedroom 2

12' 0" x 9' 5" (3.65m x 2.87m) Window to side. Half panelled feature wall.

Bedroom 3

11' 1" x 5' 6" (3.38m x 1.68m) Opening to 6' 6" x 8'9" (1.98 x 2.66m). Window to front. Radiator. TV socket. Stair bulkhead cut out.

Bathroom

8' 10" x 8' 11" (2.69m x 2.72m) A stylish Victorian-inspired bathroom featuring a classic roll-top clawfoot bath, pedestal wash basin, and close-coupled WC. Enhanced by feature tiled surrounds, exposed beams, and a side window. A door to eaves storage adds a practical touch to this character-filled space.

Outside

Set along a private road, the property benefits from off-road parking for two vehicles and convenient access through to the rear garden. The enclosed garden enjoys a sunny south-westerly aspect, featuring a pleasant paved patio ideal for outdoor dining, leading onto a level lawn bordered by mature shrubs—perfect for relaxing and entertaining.