



Trevarren Hey, Trevarren, TR9 6PJ

david ball
Agencies

This delightful three-bedroom character cottage is tucked away in the picturesque hamlet of Trevarren. Lovingly renovated throughout, it combines traditional charm with modern comforts. Highlights include a spacious kitchen-diner, three generously sized double bedrooms, and a luxury four-piece bathroom suite. Outside, the property boasts beautiful gardens, a summerhouse, and parking for two vehicles.

Guide Price £425,000 Freehold

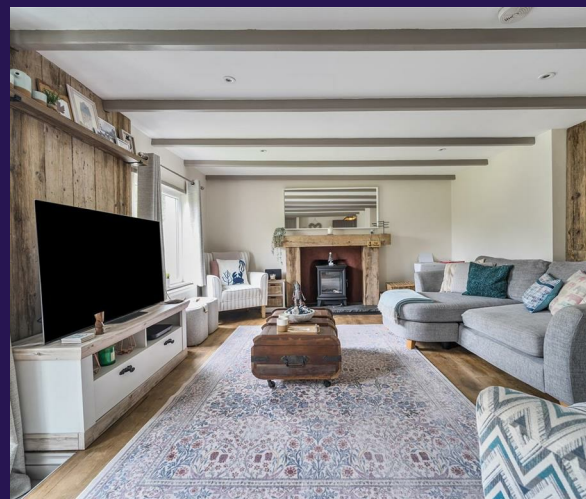
Key Features

- GREAT RURAL LOCATION
- DOUBLE GLAZED
- DUETTE HERITAGE BURNER
- DOUBLE GLAZING
- PARKING
- THREE BEDROOMS
- BEUTIFULLY RENOVATED
- OIL FIRED CENTRAL HEATING
- GOOD SIZE GARDEN
- CLOSE TO LOCAL TRAIN STATION

PROPERTY

A side porch provides a useful entrance to the home, offering space for coats and shoes before opening into the heart of the property the kitchen-diner. This impressive room is beautifully light thanks to a feature window and has been fitted with a stylish range of shaker-style units complemented by generous work surfaces. Modern appliances include an electric oven with hob and extractor, integrated dishwasher, and space for an American-style fridge freezer. A charming Duette Heritage Burner adds both character and practicality, serving as an additional cooking option while also heating the property's hot water. Conveniently positioned next to the kitchen is a utility room with direct access to the rear garden. This space provides plumbing for laundry appliances and houses the hot water Megaflo system. Adjoining the utility is a smartly presented shower room, complete with a double shower, wash basin, W/C, and heated towel rail.

The dining area, situated at the far end of the kitchen, offers ample room for entertaining and includes a relaxed snug space. Sliding doors open onto a stone-chipped terrace, perfectly suited to outdoor seating and al fresco dining. The main living room overlooks the front garden and is a generous, welcoming space. French doors lead directly outside, while solid oak flooring, a central log burner with wood surround, and room for family-sized furnishings create a homely yet elegant setting. Upstairs, natural light streams through a stairwell skylight. Three excellent double bedrooms all benefit from built-in wardrobes, with the master also providing loft access to a fully boarded storage space via fitted ladder. The family bathroom has been finished to a high standard and features a luxurious double jacuzzi bath, separate double shower with waterfall and power attachments, vanity sink with storage, and a low-level W/C.





LOCATION

Trevarren is a well-connected mid-county hamlet, lying just over seven miles from Newquay. Nearby villages St Columb Road, Fraddon, and Indian Queens provide a range of daily amenities, including a highly regarded primary school and the recently opened Marks & Spencer superstore.

The location offers excellent transport links, with easy access to the A39 and A30 connecting to Newquay, Wadebridge, Padstow, St Austell, and the cathedral city of Truro. Newquay Cornwall Airport is just a short drive away, while the stunning coastline, including the renowned Mawgan Porth Beach, is also within easy reach. The Property also benefits for being a short distance to the Newquay branch line railway.

EXTERNAL

The property is approached via a long sweeping driveway, providing parking for up to two vehicles. To the front, a generous garden is framed by mature shrubs and hedging, creating a sense of privacy and charm. The rear garden is beautifully landscaped, beginning with a decorative stone terrace that rises to a tiered lawn. Beyond this, further stone and shrub borders lead to an elevated deck and summerhouse an ideal spot to relax and enjoy the afternoon and evening sun.





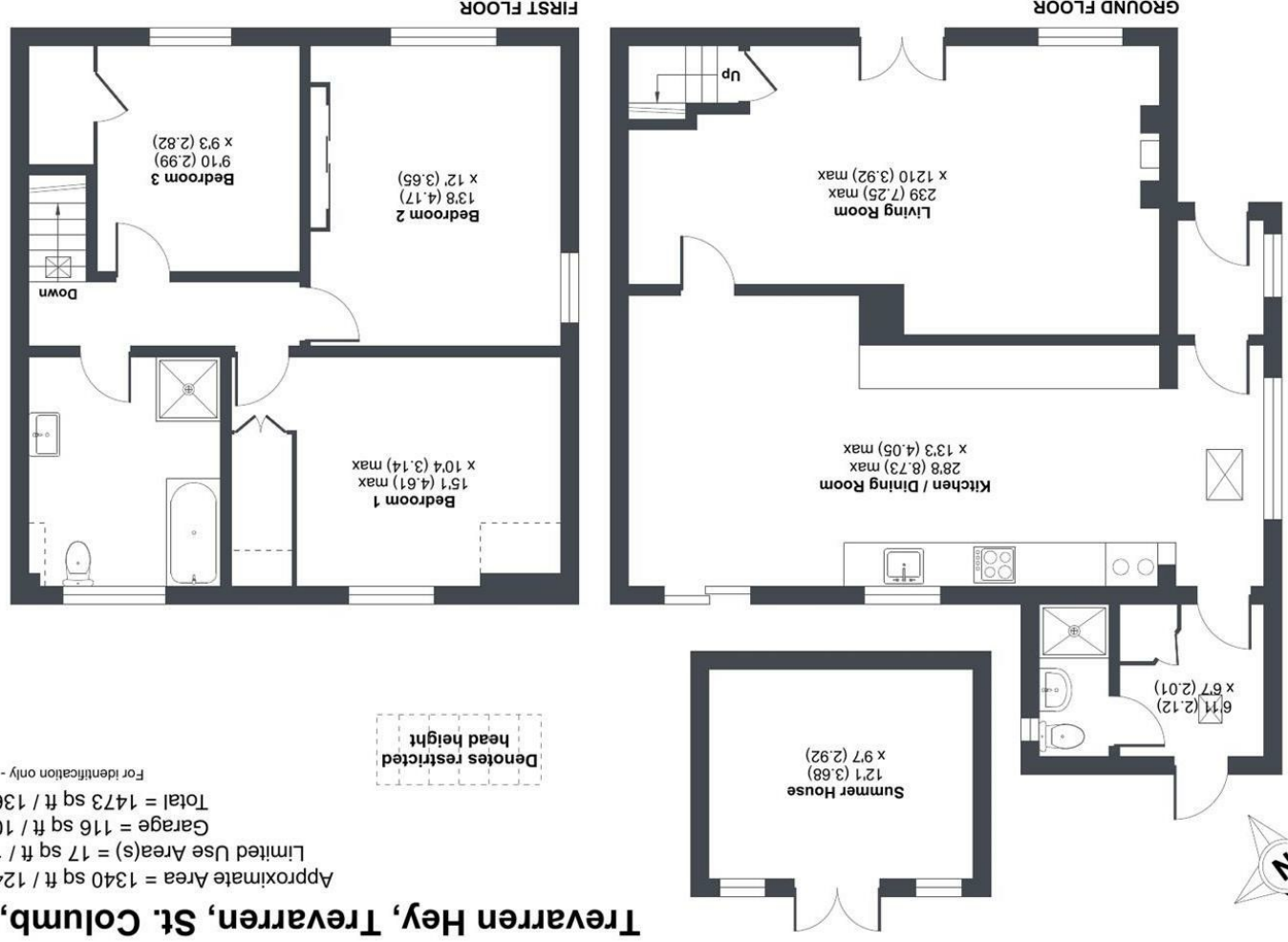
Energy Efficiency Rating	
Current	Potential
81	65
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>	
<p>A (82 plus)</p> <p>B (81-81)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>	

Trevarren Hey, Trevarren, St. Columb, TR9

Approximate Area = 1340 sq ft / 124.4 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1473 sq ft / 136.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for David Ball Agencies. REF: 1357591

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied