



MAY WHETTER & GROSE

TRESKILLING FARM COTTAGE , LUXULYAN, PL30 5EL

GUIDE PRICE £495,000



A DELIGHTFUL DETACHED CHARACTER FARMHOUSE WHICH ORIGINALLY DATES BACK TO THE 17TH CENTURY OFFERED FOR SALE WITH NO ONGOING CHAIN. LOVINGLY REBUILT IN 2009 WITH TREMENDOUS ATTENTION TO DETAIL, RETAINING THE ORIGINAL STONE INCLUDING THE ADDITION OF INTERNAL AND EXTERNAL INSULATION. THE PROPERTY OFFERS THREE BEDROOMS WITH BREATH-TAKING ELEVATED VIEWS OVER OPEN COUNTRYSIDE IN THE DISTANCE. THE HOME IS PRESENTED IN A CONDITION THAT SERVES HUGE CREDIT TO ITS OWNERS BEING BEAUTIFULLY PRESENTED THROUGHOUT WITH MANY CHARACTER FEATURES SHOWCASING THE DELIGHTFUL LOCAL GRANITE SOURCED FROM THE AREA WITH FEATURE FIREPLACES TO EITHER SIDE OF THE SPACIOUS LIVING ROOM. THE PROPERTY OCCUPIES A WELL REGARDED AREA, FURTHER BENEFITS INCLUDE OIL FIRED CENTRAL HEATING AND UNDER FLOOR HEATING THROUGHOUT THE GROUND FLOOR. A RECENTLY INSTALLED MENDIP MULTI FUEL STOVE. WELL STOCKED GARDENS HAVE BEEN LOVINGLY CREATED WITH THOUSANDS OF POUNDS SPENT CREATING A REAL HAVEN TO ENJOY THE LOCATION AND SETTING ON OFFER. EPC - C

SEE AGENTS NOTES



The popular village of Luxulyan offers a range of local amenities including a post office, public house, primary school & church. There are open moorland and woodland walks within the Luxulyan Valley with its impressive Treffry Viaduct, which is within walking distance of the property. The town of St Austell is situated approximately 5 miles away & offers a wider range of shopping, educational & recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are easily accessible and within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 19 miles from the property.

Directions:

From St Austell head out to the front entrance of the Eden Project. Follow the road and signs for St Blazey/Luxulyan, past Henry Orchards Scrap Metal and follow the road out and along as it winds down through towards the hamlet of Rosemellon and in to the village of Luxulyan. As you head down the hill to the village, turn left, after the public house signposted Treskillig. Continue along this road where Treskillig Farm Cottage can be located on the right hand side set back behind two five bar gates.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Bespoke hard wood door with upper multi panel double glazed inserts allows external access into:

Entrance Porch:

5'4" x 5'0" (1.65m x 1.53m)



Well lit with hard wood double glazed windows to front and side elevations with further hard wood door allowing access to the open plan living room. Slate flooring.

Living Room:



A splendid versatile and adaptable room with four bespoke hardwood frame double glazed windows to front elevation combining to provide a great deal of natural light. Further bespoke hard wood double glazed window in chimney recess which was formerly a clome oven. Two exposed fireplaces on either side of this room showcasing the original fireplaces with large exposed granite lintels over. The left hand side currently houses a Mendip multi fuel stove with slate hearth. Twin original wood doors allow access to dual heating and upgraded matrix providing the underfloor heating for the downstairs living accommodation. Opening into kitchen/diner. Bespoke oak stairs leading to first floor landing with inbuilt door below accessing under stairs storage void. Underfloor heating. The property benefits from super fast broadband. Television aerial point. Telephone point. Updated engineered oak flooring.





Kitchen/Diner:

27'3" x 9'6" (8.32m x 2.92m)



First Floor Landing:

11'6" x 6'10" (3.52m x 2.09m)

A delightful spacious kitchen/diner well lit with bespoke hard wood double glazed windows to left elevation, three bespoke wood framed double glazed windows to rear elevation and a further large bespoke hard wood frame double glazed window to right elevation with additional window above combining to provide a great deal of natural light. Matching kitchen wall and base units featuring integral dishwasher, washer/dryer, fridge and freezer. Roll top work surfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Electric oven with buttonless induction hob above and fitted extractor hood over. The kitchen units are fitted with soft close technology. Space for generous dining table to the right hand side of the room making the most of the stunning and elevated views. Updated engineered oak flooring, Under floor heating. The vaulted ceilings continue to 3.70m in height giving a real feeling of light and space in this room.



(maximum measurement)

Two circular light wells offering natural light. Hard wood doors off to bedrooms one, two, three and family bathroom. Loft access hatch. Updated carpeted flooring. Bespoke oak banister.

Family Bathroom:

9'9" x 5'7" (2.99m x 1.72m)



(maximum measurement)

A delightful and well appointed bathroom suite with bespoke wood frame double glazed window with obscure patterned glass to side elevation providing natural light. Matching four piece white Roca bathroom suite comprising; low level flush WC with dual flush and soft close technology, pedestal hand wash basin with central mixer tap, panel enclosed bath with central mixer tap and separate corner shower cubicle with sliding glass shower doors and wall mounted shower with recessed controls. Tiled walls to water sensitive areas. Laminate flooring. Heated towel rail. Extractor fan. Wall mounted electric light with plug in shaver point. Deep window sill offering storage options, a clear indicator of the thickness of these original stone walls.

**Bedroom Two:**

10'3" x 7'9" (3.13m x 2.37m)



(maximum measurement)

A beautiful room with two bespoke hard wood frame double glazed windows to front elevation combining to provide a great deal of natural light. Radiator. Updated carpeted flooring. Television aerial point. Telephone point.

Bedroom Three:

9'3" x 6'6" (2.83m x 2.00m)



Bespoke hard wood frame double glazed window to front elevation (these are double opening fire escape windows with no central pillar). Radiator. Updated carpeted flooring. Television aerial point. Telephone point.

Principal Bedroom:

12'7" x 10'4" (3.86m x 3.16m)



(maximum measurement)

A generous double bedroom and well lit with two bespoke hard frame wood double glazed windows to the front elevation combining to provide tremendous natural light. Carpeted flooring. Radiator. Twin doors allow access to inbuilt storage cupboard offering hanging storage options. Wall mounted thermostatic controls. Door allowing access into en-suite shower room.

En-Suite Shower Room:

6'5" x 4'10" (1.96m x 1.48m)



(maximum measurement)

Matching three piece white en-suite shower suite comprising of low level flush WC with recessed controls, hand wash basin with central mixer tap and fitted shower enclosure with sliding glass shower doors and wall mounted shower with recess controls. Tiled walls to water sensitive areas. Extractor fan. Wall mounted electric light with plug in shaver point. Heated towel rail. Laminate flooring .

Outside:

Accessed off a quiet country lane, a gravelled area of parking allows off road parking for three vehicles. To the left hand side twin five bar gates allow access to the gravelled front courtyard. A lovely sunny spot capable of housing numerous additional vehicles if needed. The property is well enclosed with established Cornish granite stone walling. To the left hand side large granite steps lead up and provide access to a raised area of lawn complete with two interlinked sheds, the main has storage space for garden furniture, gardening equipment and barbecue, the smaller shed is currently used by the vendor as a wood store, this area has racking for water sports storage and wet suit drying, there are also racks for kayak/paddleboard storage to the rear of the sheds. The raised area of grass catches a good deal of sun and the current owners have a picnic table and chairs located in the far corner to make the most of this.

The finish of the stone, as previously stated rebuilt in 2009 using the beautiful original materials is stunning with hand cut Mullion windows which look delightful. The raised area of grass spans the side of the property with lower gravel area leading down to the rear lawned garden. Well enclosed with Cornish granite stone and extremely well stocked with a plethora of plants sourced from the Duchy Nursery. There is a high level wooden fence complete with mesh offering a dog friendly space. The oil fired grant boiler is sited externally and is tucked away in the rear corner in a recess of the property.



The rear grass area again enjoys a great deal of sun and benefits from an outdoor tap. Flowing around the right hand side of the property again well enclosed with low level fencing and open countryside in the distance showcasing the village of Luxulyan with open fields to the right, left and beyond. A viewing is truly essential to fully appreciate this extremely well kept and beautiful Farmhouse Cottage.



Council Tax Band - D

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk

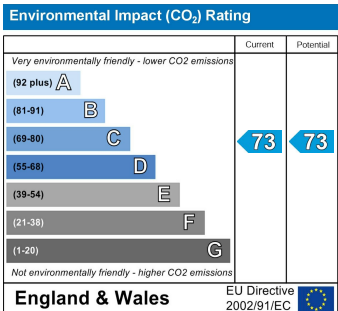
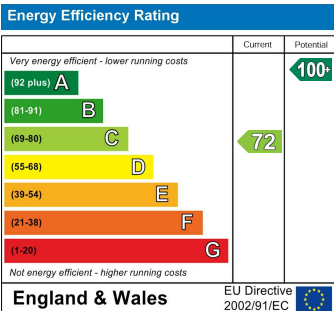
Agents Note:

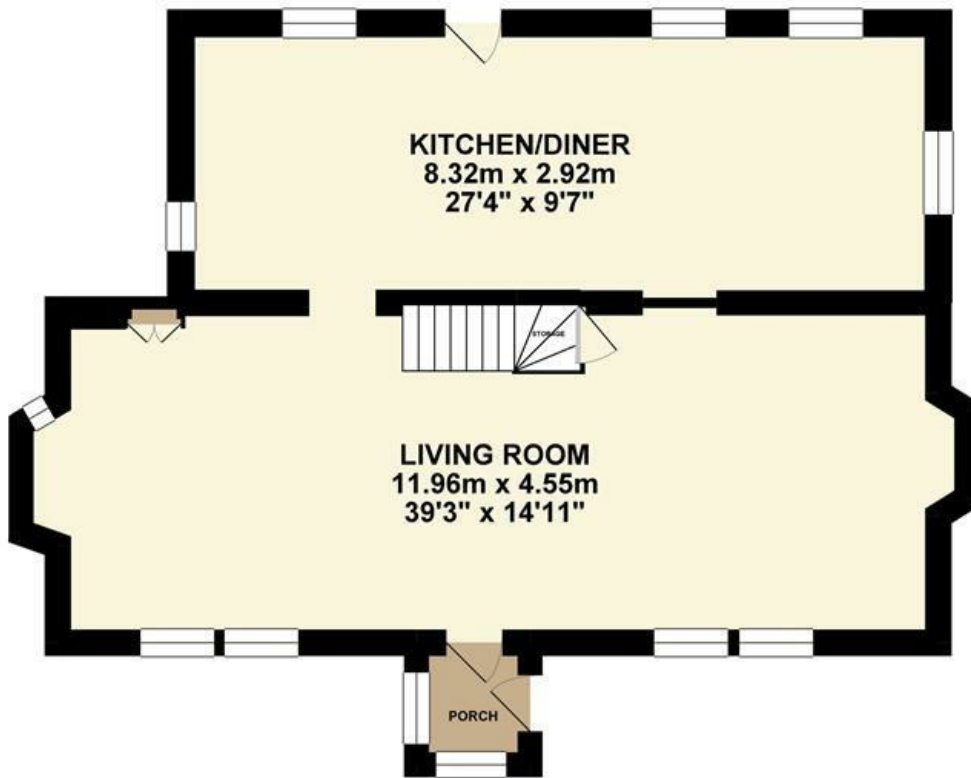
A new Grant central heating boiler has been fitted and has a full service record.

The property benefits from Superfast Broadband and low energy ambient lighting throughout the property.

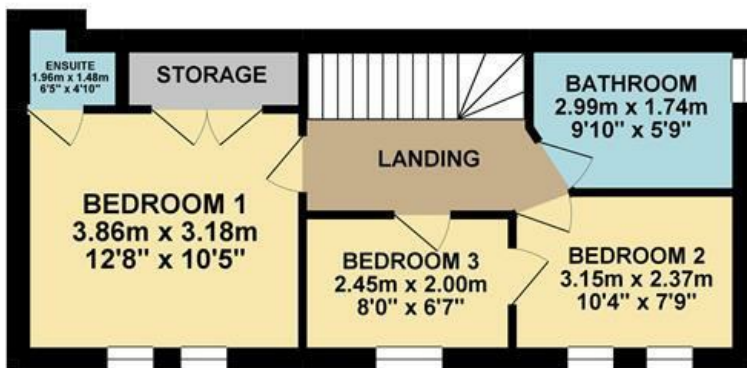
The Uponor water based underfloor heating system can be monitored and controlled remotely via the Uponor mobile phone heating app.

The oil levels can also be monitored remotely via the Kingspan Connect system and app which also provides daily oil levels.





1ST FLOOR



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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