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Trevarren Cottage St. Columb TR9 6PH

£425,000

AN UTTERLY UNIQUE AND CHARMING THREE DOUBLE BEDROOM COTTAGE OFFERING A FLAWLESS STANDARD OF ACCOMMODATION, A STUDIO, A DOUBLE GARAGE, AMPLE PARKING AND A LARGE SOUTHERLY FACING GARDEN LOCATED WITHIN THE QUAIN SEMI-RURAL HAMLET OF TREVARREN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- GORGEOUS THREE DOUBLE BEDROOM CHARACTER COTTAGE
- OOZING CHARACTER AND CHARM
- UNDER FLOOR HEATING AND A MULTI FUEL BURNER
- GARDEN STUDIO
- DOUBLE GARAGE AND AMPLE DRIVEWAY PARKING
- LARGE SOUTHERLY FACING GARDEN
- EASY ACCESS TO THE A30 AND A39
- PRESENTED TO A FLAWLESS STANDARD
- OWNED SOLAR THERMAL PANELS FOR HEATING THE HOT WATER

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DESCRIPTION:

Welcome to Trevarren Cottage, a delightful property with charm and character at every turn, this house is guaranteed to make you smile as you explore the spacious accommodation and brilliant outside areas.

Trevarren is a semi rural farm hamlet, just over seven miles away from the larger town of Newquay. Within a few minutes drive you will find the villages of St Columb Road, Fraddon and Indian Queens and the larger town of St Columb Major all offering brilliant daily amenities, shops, pubs and cafes along with a Primary School at Indian Queens and St Columb Major. Trevarren offers easy access to the A30 and A39 providing convenient links to nearby major towns which includes Newquay, Wadebridge, Padstow, St Austell and the main Cornish city of Truro. Newquay airport is around a fifteen minute drive away with daily flights to London and many international flights too.

Originally built in the 1900s, this property has been lovingly cared for and much improved by the current owners over the last twenty years, within the last two years under-floor heating has been installed, the kitchen has been replaced along with the windows and bathrooms.

A welcoming front porch which doubles up as a utility room guides you into the kitchen which has a window to the side, offering an abundance of duck egg blue gloss units the kitchen suits the property perfectly. Practically, there's an integrated dishwasher and freezer, electric oven and gas hob with space for a fridge freezer. (There's space for a washing machine and tumble dryer in the front porch.) Off from the kitchen, you will find a 'snug' complete with a multi-fuel burner. A versatile space, ideal for working from home or as a second reception room, there's a window to the front and stairs to the first floor.

At the rear, the lounge diner is an impressive family room with ample space for relaxing, dining and entertaining, with two clome ovens, original beams and an outlook across the garden, this room will be the favourite with the whole family! There's enough space for everyone to snuggle down and watch a film at the end of the day yet still retaining the cosy 'cottage' feel. From the lounge, there's a cute rear porch with access to the rear garden.

All three double bedrooms can be found on the first floor; there's one at the front and two at the rear overlooking the garden. All three are decorated and carpeted to a luxury standard and are generously proportioned. Also on the first floor, there's a beautifully presented family bathroom with a high end luxury finish including a large bath and a useful storage cupboard. There's also a separate shower room, presented to an equally high standard. From one of the bedrooms there's access to the loft which is part boarded and has a loft ladder.

This property has gas central heating powered by a boiler located in the front porch along with a hot water cylinder. There's underfloor heating throughout most of the ground floor.

Externally, the main rear garden is southerly facing and laid mainly to lawn with plenty of well established shrubs, plants and trees. At the front, the courtyard area offers a low maintenance, sheltered spot to sit and watch the world go by. At the top of the rear garden the double glazed Studio/Summer House offers further space to perhaps work from home or would be brilliant as a play area, small gym or teenagers den! It has power and plenty of natural light and is surrounded by its own decked area. At the front, there's ample driveway parking and a double garage which is loosely split into a main garage, a work shop and a store. There's also a woodstore at the rear of the garage.

In summary, this delightful cottage really does tick ALL the boxes, the perfect blend of traditional character and charm with many contemporary touches. We are sure you will love it too!

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Porch
2.57m x 1.37m (8'5 x 4'6)

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Kitchen
3.99m x 3.35m (13'1 x 11'0)

.

Snug
4.32m x 3.15m (14'2 x 10'4)

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Lounge Diner
6.78m x 3.45m (22'3 x 11'4)

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Rear Porch
2.01m x 1.32m (6'7 x 4'4)

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Bedroom 1
4.62m x 2.97m (15'2 x 9'9)

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Bedroom 2
4.06m x 3.05m (13'4 x 10'0)

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Bedroom 3
3.66m x 2.79m (12'0 x 9'2)

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Bathroom
2.74m x 2.44m (9'0 x 8'0)

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Shower Room
1.93m x 1.37m (6'4 x 4'6)

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Studio/Summer House
3.00m x 2.77m (9'10 x 9'1)

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Double Garage
7.11m x 5.49m maximum (23'3" x 18'0" maximum)

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FLOORPLAN:



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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