



MAP estate agents
Putting your home on the map

Crelly, Trenear, Helston

Crelly, Trenear, Helston

Helston 3 miles | Redruth 7 miles | Camborne 7.5 miles | Portreath (north coast) 12 miles | Falmouth (south coast) 13 miles | Truro 16 miles | Newquay Airport 27 miles | Plymouth 66 miles | Exeter (M5) 105 miles (Distances are approximate)

Welcome to this charming three bedroom character cottage located in the picturesque hamlet of Crelly, Trenear. Accessed through a private entrance gate, the cottage is framed by an impressive expanse of woodland offering a high degree of seclusion and an idyllic backdrop.

Entrance lobby | Kitchen/dining area | Living room | Utility room | Ground floor shower room | Three bedrooms | Family bathroom

£500,000
Freehold



Property Introduction

This beautifully presented period property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. As you step into the spacious living room, you'll be greeted by the warmth of two log burners creating a cosy atmosphere during those chilly evenings. The three double bedrooms offer ample space and wonderful natural light providing a peaceful retreat for a good night's sleep. The property also benefits from a utility room and ground floor shower room.

To the outside, the property features generous gardens and grounds which are ideal for those with green fingers or for enjoying outdoor activities. The front garden provides superb space for outdoor living and entertaining and is further enhanced by an attractive summerhouse which is perfect for relaxing, working from home or enjoying the peaceful surroundings

Our clients have improved the grounds and added a generous off-road parking area for several vehicles. Situated in a beautiful rural position, this cottage offers stunning countryside views allowing you to immerse yourself in the tranquillity of the surroundings. Don't miss the opportunity to make this lovely property your new home. A viewing is highly recommended.

Location

Crelly is a gorgeous rural hamlet approximately three miles north of Helston. The neighbouring village offers a primary school and ancient village church. In a short distance there is an Italian Bistro with gardens and grounds open to the public. The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are the most picturesque which add to the overall charm of this delightful and highly regarded Peninsula. Helston has an eclectic mix of

individual shops, highly regarded schools (both primary and secondary), sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, such as Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby at Porthleven.

ACCOMMODATION COMPRISES

A covered entrance with a uPVC double glazed door opening to:-

ENTRANCE LOBBY

uPVC double glazed window to the rear. Heater, ceiling lights and slip resistant flooring creating a bright and welcoming first impression.

SHOWER ROOM

uPVC double glazed obscure glass window to the side providing natural light and privacy. Featuring a corner shower cubicle with a plumbed thermostatically controlled shower, enclosed WC and a wash hand basin set into a vanity unit. Extractor fan, towel radiator and inset spotlighting creating a modern and practical space.

UTILITY ROOM 11' 3" x 6' 9" (3.43m x 2.06m)

uPVC double glazed window to the front overlooking the garden and a uPVC door providing direct access to the grounds. Stainless steel single drainer sink unit with hot and cold taps, space for a washing machine and tumble dryer along with inset ceiling spotlighting and practical slip resistant flooring making this a bright and functional space.

KITCHEN/DINING AREA 21' 11" x 10' 7" (6.68m x 3.22m) maximum measurements

uPVC double-glazed window to the kitchen with a window sill, a uPVC double glazed fixed full height picture window and the dining area has a uPVC double glazed window with window seat, all overlooking the woodland to the rear. A delightful semi-open plan kitchen and dining area with slip resistant flooring offering a bright and versatile space for cooking and entertaining. The kitchen is fitted with a range of floor and wall-mounted cupboards and drawers with square edged, polished marble-effect working surfaces, integrated double oven, microwave with an electric hob, large extractor fan, integrated dishwasher, tiled splashbacks, inset one and a half bowl sink unit with mixer tap and attractive brick wall.



LOUNGE 22' 7" x 11' 1" (6.88m x 3.38m)

A generous and inviting living room with two double glazed uPVC windows and a double glazed door overlooking the front south facing garden which fill the space with natural light and provide direct garden access. The room features two focal fireplaces with wood burning stoves complemented by a tiled floor, exposed ceiling beams, and a charming exposed granite feature wall, creating a characterful and cosy atmosphere.

FIRST FLOOR LANDING

A generous landing with a uPVC double glazed window overlooking the woodland flooding the space with natural light. The landing provides access off to all bedrooms and features an exposed beam

ceiling and a cupboard housing the electric immersion, combining practicality with character.

BEDROOM ONE 13' 11" x 9' 4" (4.24m x 2.84m)

A double sized bedroom with two double glazed uPVC windows overlooking the front garden, allowing plenty of natural light. The room features carpeted flooring, a wall mounted heater, exposed ceiling beams, and ceiling lights, combining comfort with character.

BEDROOM TWO 12' 1" x 9' 6" (3.68m x 2.89m)

A generously sized bedroom with double glazed uPVC window overlooking the front garden, allowing plenty of natural light. The room features carpeted flooring, a wall mounted heater, exposed ceiling beams, and ceiling lights, combining comfort with character.

BEDROOM THREE 9' 11" x 9' 4" (3.02m x 2.84m) reduced head height to one side

A quirky and comfortable double bedroom with a uPVC double glazed window overlooking the countryside, ceiling light, and a wall-mounted heater, combining character and charm with a cosy, inviting atmosphere.

BATHROOM

A well proportioned bathroom with a uPVC double glazed window to the rear, featuring a panelled bath with hot and cold mixer tap, pedestal wash hand basin, WC, and an enclosed shower with an electric shower. The room is finished with an exposed beam ceiling and a towel rail radiator, combining practicality with character.

OUTSIDE

Approached via an entrance gate. The property enjoys an attractive large area of woodlands creating a wonderful sense of privacy and a natural outlook. To the front, there is a generous garden offering plenty of space for relaxing or entertaining, complemented by a delightful summerhouse - ideal as a retreat, hobby space or for enjoying the warmer months.

SERVICES

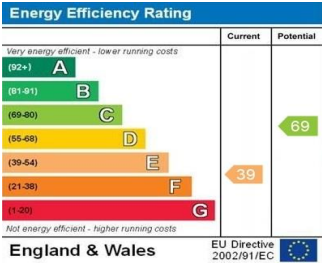
Mains metered water, mains electric and private drainage (septic tank).

AGENT'S NOTE

Please be advised the property is band 'C' for Council Tax.

DIRECTIONS

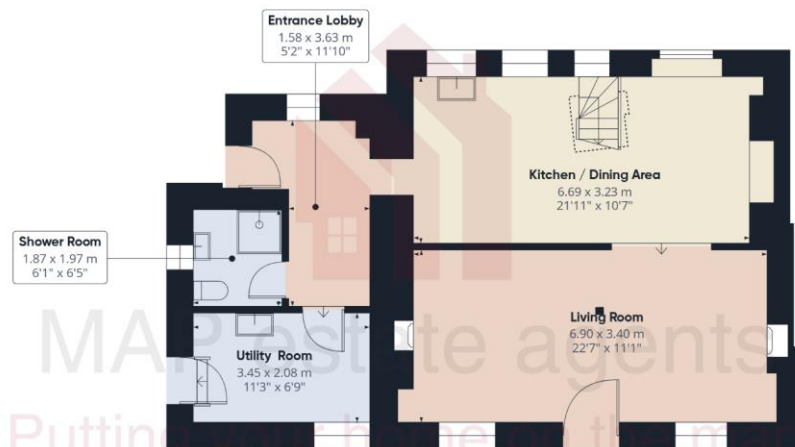
Leave Helston on the Redruth Road and proceed for several miles passing through the village of Wendron. At the junction signposted Crelly, turn left the property is located on the left hand side. If using What3Words:-foresight.nametag.plausible



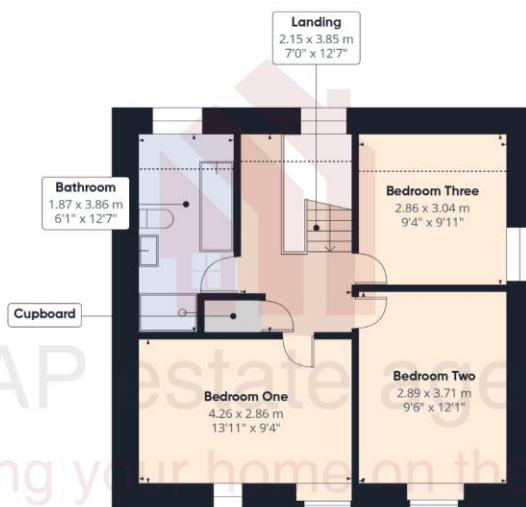


MAP's Top reasons to view this home

- Detached three bedroom cottage
- Ground floor shower room
- Utility room
- Open-plan kitchen/dining area
- Living room with two inglenook fireplaces
- Family bathroom
- Enclosed front garden
- Woodland within the grounds
- Ample off-road parking
- Electric night storage



Ground Floor



Floor 1

Approximate total area^m

111.8 m²
1203 ft²

Reduced headroom

4.6 m²
49 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestateagents.com
www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

