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**Treverva,  
Penryn**

**Guide Price £385,000  
Freehold**





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Penryn**

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## **Property Introduction**

A lovely semi-detached character cottage oozing charm with exposed granite walls, window seats, stripped wood doors and an inglenook fireplace housing a wood burner.

The beautifully presented accommodation has three bedrooms, a kitchen/diner/ lounge and a further sitting room. There is a generous bathroom on the first floor featuring a free standing bath with a separate shower cubicle.

To the outside is a south facing rear garden enjoying rural views and backing onto fields and countryside views can also be enjoyed from the front elevation.

There is also parking and a garage with an inspection pit.

## **Location**

For semi-rural living this cottage is on the outskirts of Trevera and is three and a half miles from Penryn, just over four miles from Falmouth and just under ten miles from Helston. The closest village with amenities is Mabe just over two miles away with a Primary School and convenience store/Post office and Public House.

A further range of amenities can be found at Constantine which is two and a half miles away where there is a Primary School, Public House, doctors surgery and two village shops. A bus service provides transport to the nearest Secondary School at Penryn and an abundance of country walks can be accessed via public footpaths to Constantine and Argal Reservoir to name a few.

## **ACCOMMODATION COMPRISES**

Pathway leading to side double glazed entrance door opening to:-

### **KITCHEN 11' 0" x 8' 0" (3.35m x 2.44m)**

Double glazed window to rear elevation overlooking the garden. Slate tiled floor. Spot lighting. Range of white high gloss wall and floor mounted units with roll top working surfaces over incorporating sink and drainer. Integrated electric fan oven with halogen hob over and extractor above. Space for fridge/freezer and space for washing machine. Extractor fan. Opening to:-

**LOUNGE/DINER 15' 5" x 11' 10" (4.70m x 3.60m) maximum measurements**

Double glazed window to front elevation with wooden lintel and window seat. Exposed granite walls, inglenook feature fireplace with inset wood burner and granite hearth, brass fender and solid wood mantel over. Glass fronted storage cupboards to side of fireplace. Wall mounted electric radiator. Under stairs storage cupboard and door to inner hall. In the lounge area there is also the front entrance door and stairs rising to the first floor.

**INNER HALLWAY**

Under stairs storage cupboard. Stable door to rear garden. Feature quarry tiled floor. Stripped wooden door with stained glass feature and brass door furniture opening to:-

**SITTING ROOM 15' 7" x 11' 3" (4.75m x 3.43m)**

A dual aspect room with double glazed window to the rear with window seat enjoying views over the garden and double glazed window to the front elevation with wooden lintel. Exposed granite walls. Electric radiator. Fireplace with slate hearth.

**FIRST FLOOR LANDING**

Double glazed window with shutters and feature window seat. Loft hatch. Doors off to:-

**BEDROOM ONE 12' 0" x 10' 7" (3.65m x 3.22m)**

Beamed ceiling. Double glazed window to front elevation enjoying views, exposed granite wall and fitted double wardrobes. Fireplace.

**BEDROOM TWO 11' 2" x 8' 0" (3.40m x 2.44m) plus recess**

Two double glazed window to front elevation enjoying far reaching countryside views. Exposed stone wall and fireplace with wrought iron fireplace with wood surround. Electric radiator. Fitted wardrobe. Wooden lintel over window.

**BEDROOM THREE 10' 11" x 7' 1" (3.32m x 2.16m)**

Double glazed window to rear enjoying countryside views. Electric radiator.

**BATHROOM**

Separate shower cubicle housing a power shower with tiled surround, pedestal wash hand basin, tiled splash back, low level WC and free standing bath with clawed feet with hand held shower attachment. Electric heated towel rail. Airing cupboard housing the immersion tank. Linoleum flooring. Tongue and groove to half height. Obscured double glazed window to rear elevation. Extractor and spot lighting. Shelf and mirror over the sink.

**OUTSIDE FRONT**

There is an off road parking space in front of the garage. Steps lead to front entrance door and a pathway leads to the side entrance door and continues round to the rear garden. Outside tap.

**GARAGE 17' 11" x 16' 5" (5.46m x 5.00m) Triangular in shape, maximum measurements**

Up and over door, under garage storage, inspection pit and power and light connected. Overhead storage.

**REAR GARDEN**

Accessed via the side path or from the stable door to the rear. Courtesy outdoor lighting. A south facing garden enclosed by fencing with a gravel feature stone patio with dracaena palm, paved raised terrace with pagoda with wisteria and a kiwi plant.

**SERVICES**

Mains water, private drainage, and mains electric.

**AGENT'S NOTE**

The Council Tax Band for this property is Band 'C'.

**DIRECTIONS**

From Falmouth Secondary School, proceed along Trescobeas Road, travelling away from Falmouth. At the roundabout take the second exit and at the T-junction turn left into Hillhead Road. Follow this road for approximately two miles passing over a crossroads where you could turn left to Mawnan Smith and right to Mabe. Proceed through Lamanva, and into Treverva. As you come out of Treverva you will pass a church on left hand side and the property is on your left. If using What3words:- minerals.quietest.dating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		101
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Semi-rural village Location
- Charming character cottage with exposed granite walls
- Open plan lounge/kitchen/diner with wood burner
- Second cosy sitting room
- Three first floor bedrooms
- Spacious bathroom with free standing bath and shower cubicle
- Enclosed south facing rear garden
- Views across countryside and fields
- Garage with Inspection pit and storage below
- Off-road parking



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