

Highlands Crelly, TR13 0EU

£260,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Highlands

- MID TERRACE CHARACTER COTTAGE
- THREE/FOUR BEDROOMS
- TWO WOOD BURNERS
- LOVELY ENCLOSED GARDEN GOOD DEGREES OF PRIVACY
- GARAGE/WORKSHOP
- FREEHOLD
- COUNCIL TAX BAND C
- EPC G10

This characterful cottage has many period features and also benefits from a yard with parking, large garage/workshop and beautiful mature front garden. The residence benefits from two wood burners and partial central heating which is supplied by the oil fired Rayburn.

Prospective purchasers must make themselves aware of the parking situation before visiting the property.

The accommodation in brief provides an entrance hallway, two reception rooms both with wood burners and kitchen/diner to the ground floor. To the first floor there are three/four bedrooms, w.c., and bathroom.

Crelly is situated in a pleasant rural hamlet about four miles from Helston, set amidst miles of open countryside. A short drive away is the hamlet of Wendron with its primary school and Wheal Dream Bar and Restaurant nearby. Helston provides amenities which include national stores, cinema, sports centre with indoor swimming pool and is only a few miles from the coast.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

HALF GLAZED DOOR TO







ENTRANCE HALLWAY
With attractive period tiling to the floor, part wood paneling to the walls and door to

RECEPTION ROOM ONE 13'6" x 10'7" (4.12m x 3.25m)
With period stone fireplace housing wood burner and window to the front aspect overlooking the garden. There are some feature shelves with further shelf for tv.

RECEPTION ROOM TWO 13'8" x 9'6" (4.18m x 2.91m)
A room full of character with beamed ceiling, part exposed stone walls and impressive fireplace with stone surround and hearth housing a wood burner. There is part wood paneling to the walls, built in feature cupboards and window to the front aspect overlooking thee garden. The room is lit by wall lights.

From the hallway a door leads back to the

DINING ROOM 13'7" x 9'8" (4.15m x 2.96m)
A nice space with beamed ceilings, alcove with Rayburn (oil fired), built in feature cupboards, window to the rear aspect, part exposed stone walls and half glazed door to the rear. With opening to

KITCHEN/DINER
Comprising fitted kitchen with stone effect worktops incorporating a one and a half bowl stainless steel sink drainer with mixer tap, tiled splashbacks, a number of base and drawer units under, wall units over and spaces are provided for a fridge/freezer, cooker and fridge. An alcove which currently houses the microwave, beamed ceilings, tiling to the floor, part exposed stone walls and two windows to the rear aspect.

From the dining room a door leads to the staircase rising to the first floor landing. With skylight and door to

BEDROOM FOUR 12'1" x 6'11" (limited head space at eaves) (3.7m x 2.12m (limited head space at eaves))
With beamed ceiling, two alcove areas for storage and window to the front aspect.

BATHROOM
Comprising suite with panel bath with splashback and shower over, pedestal wash hand basin, skylight, window to the rear aspect and wood effect vinyl flooring.

WC
With close coupled w.c.

From the landing two steps lead up to a further landing with a loft hatch to the roof space and door to

BEDROOM ONE 13'11" x 8'3" (4.25m x 2.52m)
With built in sink unit, alcove with wardrobe area and window to the front aspect with views over the garden and open countryside beyond.

BEDROOM TWO 13'8" x 8'9" (4.18m x 2.69m)
With pedestal wash hand basin, built in shelf area and window to the front aspect with a view over the garden.

BEDROOM THREE 8'10" x 7'6" (2.7m x 2.29m)
With window to the front aspect overlooking the garden.

OUTSIDE
To the rear of the property there is a gated entrance to a yard area with parking. Purchasers must be aware that the entrance is off a main road with no speed restrictions, and they must satisfy with the access arrangements themselves before visiting or booking a viewing on the property. There is a useful shed with plumbing for a washing machine and space for a tumble dryer. From this area it leads to -

GARAGE/WORKSHOP
With up and over door, power, light and further service door to the outside.

GARDEN
Being a real feature of this property, this lovely mature cottage garden is nicely enclosed and offers good degrees of privacy. It is planted with many specimen trees and shrubs, has a lawned area and patio seating area.













AGENTS NOTE ONE

The neighbours on both sides have rights of access over the rear yard to access their properties.

AGENT NOTE TWO

The area beyond the front garden is owned by Highlands and the neighbours enjoy a pedestrian right of way over it to access their gardens.

AGENTS NOTE THREE

Prospective purchasers must make themselves aware of the parking situation before visiting the property.

SERVICES

Mains electricity and water. Private drainage.

WHAT3WORDS

deliver.shudders.seashell

COUNCIL TAX BAND

Band C

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit https://www.openreach.com/fibre-broadband. To check mobile phone coverage please visit https://checker.ofcom.org.uk/

DATE DETAIL PREPARED

24th June 2026.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

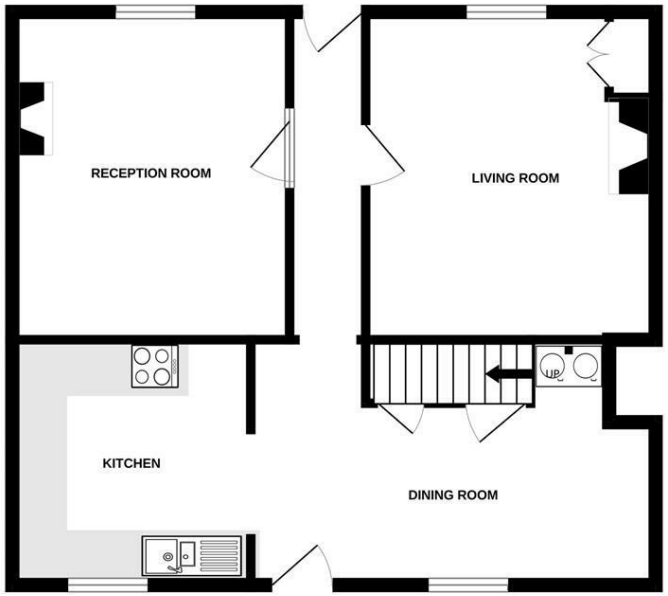
PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

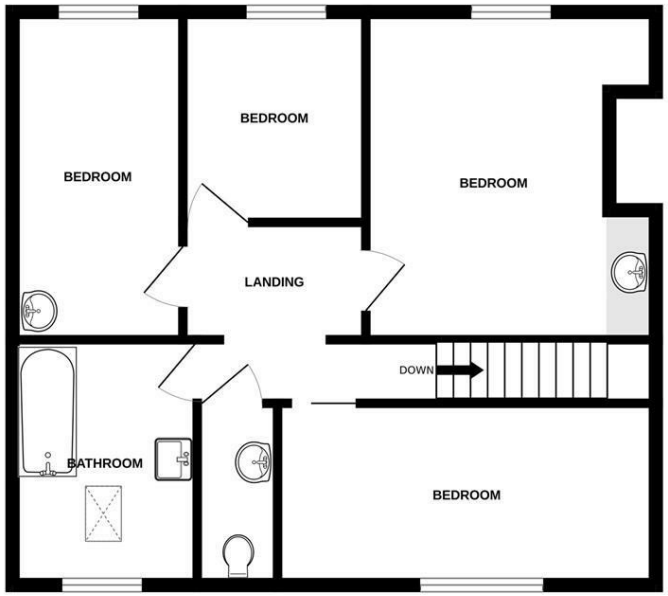
FLOOD RISK

River & Sea Very Low Surface Water Low.

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



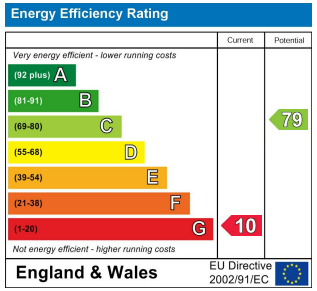
1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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