

# CHRISTOPHERS

ESTATE AGENTS



Situated in a tucked away location in the well regarded rural hamlet of Trevenen Bal is this detached three bedroom country cottage standing proud over generous gardens and grounds.



Sea View is discretely situated moments away from a country lane in an enviable setting, enjoying a fine outlook over expanses of lawned garden. As its' name implies the residence enjoys sea views from the garden, upstairs front bedrooms and garden studio beyond neighbouring properties.

Providing well proportioned and versatile accommodation the cottage has retained many character features including beamed ceilings, exposed stonework and feature fireplaces. The sociable and well appointed farmhouse style kitchen and dining area are sure to appeal to discerning purchasers. For those seeking a creative working space or wishing to work from a home office, the cedar clad Garden Studio or Snug / Office in the cottage would seem a good fit.

The residence has a lovely garden which is well tended and laid mainly to lawn with an abundance of established shrubs, plants, flowers, raised beds and matures trees at its borders. The cottage benefits from double glazing, LPG central heating and some electric heating.

For those seeking a development opportunity or wishing to create accommodation for a dependent relative the current owner has secured permission to create a further residence in the grounds of the cottage. Please see Agents Note Two towards the foot of these details for further information on this.

The accommodation comprises a kitchen / dining room, lounge, sitting room, office/ snug, conservatory and a bathroom on the ground floor whilst upstairs there are three bedrooms. Outside there is a garden studio, workshop and a garage with adjacent driveway and parking.

Trevenen Bal itself is a rural hamlet a short drive from the bustling market town of Helston which has many amenities. These include national stores, health centres, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools and a secondary school with sixth form college whilst a university campus can be found in the nearby port town of Falmouth which is some ten miles distant. The property is well located with a road link to Falmouth and the county capital of Truro some fourteen miles away which has a mainline railway station with regular services to London Paddington.

#### THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

##### GLAZED FRENCH DOORS TO

##### CONSERVATORY 6.43M x 3.20M (MAX MEASUREMENT) (21'1" x 10'6" (MAX MEASUREMENT))

Flooded with light from an array of windows which enjoy a sunny outlook over the gardens to the front of the residence. The room is complemented by attractive parquet flooring and exposed local stonework. There is conservatory ceiling fan and light and a stone step up to

##### GLAZED ENTRANCE DOOR TO

##### ENTRANCE FOYER

With an open staircase to the first floor, a door to the sitting room and an opening to the

##### LOUNGE 3.96M X 2.97M (13' X 9'9")

A lovely room with engineered oak flooring, white beamed ceilings and a picture window with a slate sill to the front aspect creating a light and welcoming room. There is a spotlight, a pendant light and a wall mounted electric heater.

##### SITTING ROOM 3.78M X 3.48M (12'5" X 11'5")

A room full of character with an impressive local stone fireplace with a slate sill housing a wood burning stove and providing an appropriate focal point. The painted white beamed ceiling, exposed local stonework and engineered oak flooring further enhance the room. There is a picture window with a slate sill to the front aspect and a door to the

##### OFFICE/SNUG 2.54M X 1.35M (MAXIMUM MEASUREMENTS) (8'4" X 4'5" (MAXIMUM MEASUREMENTS))

A versatile room which could be utilised as a home office or study with a feature fireplace situated in the corner and housing a wood burning stove set upon a slate & tiled hearth with a local stone mantle. There is a white beamed ceiling, attractive slate flagstone style flooring, wall lights, a window with a deep sill and an outlook to the rear and doors off to the kitchen and

##### BATHROOM

Thoughtfully conceived with a white suite comprising a low level w.c, a pedestal wash hand basin with a mixer tap over and a white panelled double ended bath with mixer and shower attachment. A door opens into a tiled shower enclosure housing a thermostatic shower whilst there is a continuation of the slate flooring. There is a ladder style towel rail, a down flow heater, recessed spotlighting, an extractor fan, corner storage shelving, contemporary tiling, a feature mirror with light above and an obscure glazed window to the side aspect.

##### KITCHEN/DINING ROOM 5.31M X 3.84M (MAXIMUM MEASUREMENTS) (17'5" X 12'7" (MAXIMUM MEASUREMENTS))

A farmhouse 'style' kitchen of generous proportions which contains a well appointed, stylish fitted kitchen comprising granite effect working top surfaces and a wide range of base units with cupboards and drawers, two corner carousel units and a selection of wall and display cupboards. A light, triple aspect room, there is flagstone style slate flooring, exposed local stonework, a white beamed ceiling, recessed spotlighting, under counter lights and wall cupboards housing the electric consumer unit and LPG boiler. Integrated appliances include a fridge and freezer, a dishwasher, and an electric oven which sits beneath an induction hob with a cooker hood over. Spaces are provided for a washing machine and American style fridge freezer whilst there is a one and a half bowl sink with a drainer and Swan's neck mixer tap over. There is a wall mounted electric night storage heater, attractive cream tiling to some walls, a service to the side and windows looking out to the side and rear aspects.

An open staircase rises to the first floor.

##### FIRST FLOOR

An open landing with wood panelling and doors off to all three bedrooms.

##### MASTER BEDROOM 3.86M X 3.43M (12'8" X 11'3")

A comfortable double bedroom with wardrobe space with a hanging rail and useful shelving above. A window enjoys elevated sea views beyond the garden and neighbouring properties out towards the coast and Mullion Cliffs in the distance. A concertina door leads to a cloakroom with partly tiled walls, a low level w.c and a mounted wash hand basin with tiled splash backs. There is an extractor fan, recessed spotlighting and vinyl flooring.

##### BEDROOM TWO 4.39M X 2.03M (PLUS DOOR RECESS) (14'5" X 6'8" (PLUS DOOR RECESS))

A double bedroom which enjoys a pleasant rural outlook to the rear. There is a spotlight arrangement, a door to the airing cupboard which houses the Immersion tank and shelving. A further raised cupboard opens out into the roof void.

##### BEDROOM THREE 4.34M X 2.87M (MAXIMUM MEASUREMENTS) (14'3" X 9'5" (MAXIMUM MEASUREMENTS))

Double bedroom with white paneled ceiling and a window to the front aspect overlooking the front garden with distant sea views beyond neighbouring properties.

##### OUTSIDE

Approached over a shared access lane the driveway to the cottage neatly bisects the areas of lawned garden to the front and provides adjacent parking for a number of vehicles. Neatly enclosed by established fencing and Cornish hedges the gardens enjoy a sunny outlook and reasonable degrees of privacy. A perfect place to sit out and relax with a good novel, a glass of wine or both. Thoughtfully conceived there are enclosed raised bed areas for those seeking to grow their own produce, whilst an adjacent Arbor and patio provides an appropriate place to take a well earned break from gardening duties.

There is a workshop, arbor, garden studio, shed and garage within the grounds providing ample storage and likely to satisfy a variety of needs. A side access path leads beyond the wood store and around the rear of the cottage.

##### GARDEN STUDIO

Wooden steps to

##### PART GLAZED UPVC DOOR TO

##### STUDIO 5.64M X 3.78M (MAXIMUM MEASUREMENTS) (18'6" X 12'5" (MAXIMUM MEASUREMENTS))

A generously proportioned light and airy creative space with twin skylights, wood laminate flooring, an electric night storage heater, recessed spotlights and twin windows looking out over the front garden with sea views in the distance beyond neighbouring properties and also out towards Goonhilly. Door to

##### UTILITY ROOM 1.98M X 1.14M (6'6" X 3'9")

With tiling to the floor, a pedestal wash hand basin with mixer tap over and a tiled splashback. There is space for a washing machine, whilst there is an electric consumer unit, a loft hatch to the roof void, an obscure glazed window to the side aspect and a door to

##### SHOWER ROOM

With a continuation of the tiled flooring, a close coupled w.c, a large shower cubicle with a sliding door and tiled surround housing an electric shower, an extractor fan, and a down flow heater.

##### GARAGE 5.18M X 4.60M (17' X 15'1")

With power and light, a window to the rear and a service door to the side. Please see Agent Note Three in relation to the structural stability of the current garage.

##### WORKSHOP 3.45M X 2.36M (MAXIMUM MEASUREMENTS) (11'4" X 7'9" (MAXIMUM MEASUREMENTS))

An extremely useful and practical area approached via a gentle ramped access up to a pair of wooden entrance doors that open into a space with a workbench, shelving, power and light and a window to the rear.

##### SERVICES

Mains water, electricity. Private drainage, LPG central heating.

##### COUNCIL TAX BAND

Band C

##### DIRECTIONS

From Helston take the A394 for Falmouth for approximately two and a half miles through the village of Trewennack. You will see a signpost on your left hand side for Trevenen Bal, turn in here passing the cul de sac on your left hand side and past the Rosevean Bed & Breakfast on your right hand side. Continue along a short distance and follow the shared access lane on your right side where Seaview can be found on the right and will be identifiable by our For Sale board.

**AGENTS NOTE ONE**

We are advised that there is access lane to the driveway of Seaview is shared with neighbouring properties. Further details are available upon request.

**AGENTS NOTE TWO**

The owner advises us that during his tenure he has secured planning permission to build a two bedroom detached dormer bungalow with parking on gardens to the side of the main residence. Further details can be found on the Cornwall Council Planning Portal under the reference PA23/00627.

**AGENTS NOTE THREE**

Our owners advise us that there are significant cracks in the existing garage structure and concrete floor such that internal access cannot be granted for viewing purposes. Further details are available on request.

**VIEWING.**

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

**ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS**

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

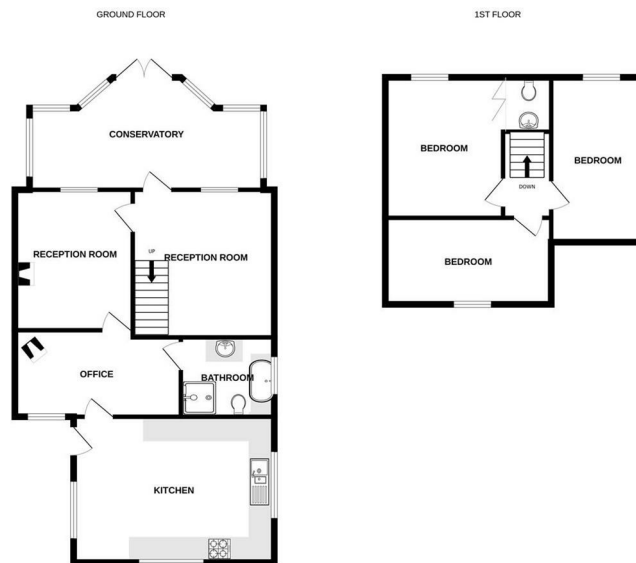
**PROOF OF FUNDS - PURCHASERS**

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.

**DATE DETAILS PREPARED**

9th May 2023

# SEA VIEW TREVENEN BAL, CORNWALL, TR13 OPP PRICE GUIDE £550,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>100</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			<b>46</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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