

9 Troon Row, Breage, TR13 9PY

£250,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

9 Troon Row

- TWO-BEDROOM CHARACTER COTTAGE
- HIGHLY REGARDED VILLAGE LOCATION
- FITTED CONTEMPORARY KITCHEN
- BEAUTIFULLY APPOINTED BATHROOM
- OPEN FIREPLACE AND MODERN ELECTRIC HEATING
- FRONT GARDEN WITH PARKING AND REAR YARD
- FREEHOLD
- COUNCIL TAX B
- EPC E41

An opportunity to purchase a charming mid terrace two bedroom character cottage in the highly regarded village of Breage.

Having recently had some modernisation, including the installation of a new kitchen and bathroom, the property offers an excellent opportunity to create a wonderful home while still allowing the new owner to add their own personal touch.

The accommodation briefly comprises a lounge with an open fireplace (currently capped off), together with a recently fitted contemporary kitchen and a beautifully appointed bathroom. To the first floor there are two bedrooms.

Externally, the garden is situated predominantly to the front of the property, where there is also off road parking. A useful yard area can be found to the rear. The property is heated by electric heaters.

Breage is an extremely popular village offering a range of local amenities, including a post office, public house, primary school and garden centre with its well-regarded café. Conveniently positioned the village provides easy access to the picturesque Cornish fishing village of Porthleven, renowned for its restaurants, shops and public houses, as well as the more extensive amenities of the nearby market town of Helston, including national retailers, a cinema and leisure centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







DOUBLE GLAZED DOOR

With feature glass panel to:

LOUNGE 16'7" x 15'3" (5.08 x 4.67)

A characterful room featuring a fireplace (currently capped off), with an attractive granite lintel over. A sash style double glazed window overlooks the front aspect with a further window to the rear. There is also useful understairs storage. A door leads through to:

KITCHEN 8'10" x 6'10" (2.7 x 2.10)

A recently fitted contemporary kitchen comprising a range of high gloss units with granite effect worktops incorporating a ceramic touch control hob and stainless steel sink with mixer tap. A chimney style extractor hood is positioned over the hob, with an attractive tiled splashback completing the finish. There is a good range of base and drawer units beneath the worktops, together with matching wall mounted cupboards above. Integrated appliances include an electric oven, microwave, washing machine and refrigerator. The kitchen benefits from wood effect flooring and a window to the side aspect.

From the kitchen a door leads back to:

REAR PORCH AREA

With part glazed door out onto the rear yard and further door to:

BATHROOM

A beautifully appointed bathroom fitted with a smart contemporary suite comprising a panelled bath with tiled side panel, glass shower screen and shower over, featuring a rainfall showerhead and separate body wand. Attractive tiled splashbacks incorporate useful integrated shelving. There is a dual flush WC and wash hand basin set into a vanity unit with drawer storage, together with a mirrored medicine cabinet with integrated lighting over.

Further features include a tower style heated towel radiator, attractive tiling to both the walls and floor, an obscured glazed window to the rear aspect and extractor fan. The room is illuminated by a series of recessed downlighters and benefits from two good sized storage cupboards.

From the lounge a turning staircase leads to:

FIRST FLOOR

LANDING
With doors to:

BEDROOM ONE 14'2" x 8'9" narrowing to 6'11" (4.32 x 2.67 narrowing to 2.11)
With feature beams, built in wardrobe and sash window to the front aspect with a view over the garden back over the village to the Parish Church and a distant sea view is enjoyed over Mounts Bay onwards towards The Lizard.

BEDROOM TWO 12'3" x 7'5" (3.75 x 2.27)
With feature beams, a window to the rear aspect with a nice rural outlook and a built in cupboard.

OUTSIDE
To the front of the property there is parking. There is a garden to front which is enclosed by stone walls and is laid mainly to lawn. At the rear there is a further courtyard area.

SERVICES/UTILITIES
Mains water, electricity and private drainage.

WHAT3WORDS
decide.assets.befitting

FLOOD RISK
River & Sea VERY LOW Surface Water VERY LOW.

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

CONSERVATION AREA
We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX
Council Tax Band B.

DATE DETAILS PREPARED.
4th September 2026.













MOBILE AND BROADBAND

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

PROOF OF FINANCE - 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.

WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor

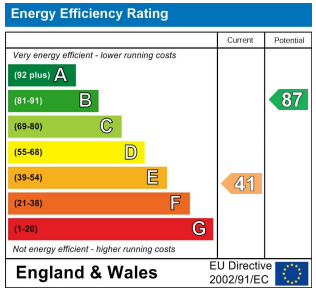
Approx. 23.1 sq. metres (248.8 sq. feet)



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Total area: approx. 60.5 sq. metres (650.8 sq. feet)

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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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