

Bo Peeps Cottage Trewennack, TR13 0PH

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Bo Peeps Cottage

- BEAUTIFULLY PRESENTED TWO-BEDROOM CHARACTER COTTAGE
- SPACIOUS LOUNGE/DINER WITH INSET LOG BURNER
- STYLISH KITCHEN
- CONTEMPORARY BATHROOM
- CHARMING DECKED OUTSIDE AREA
- SECURE GATED PARKING AND ADJOINING GARAGE
- FREEHOLD
- COUNCIL TAX B
- EPC D64

A truly gorgeous cottage that may well steal your heart! Beautifully styled and impeccably presented, this charming home combines character and contemporary elegance with a warm and elegant kitchen, a cosy lounge/diner with log burner and two delightful bedrooms. Outside, a lovely decked terrace creates the perfect spot for summer evenings, while secure gated parking and an adjoining garage complete this exceptional package. A wonderful Cornish home, tucked away in a fantastic location for exploring the Lizard Peninsula and The Helford River.




Fire exit
Love You Bye



An absolutely gorgeous cottage, beautifully presented throughout and thoughtfully finished to create a home that effortlessly combines character, comfort and contemporary style. Offering two cosy bedrooms, a stylish kitchen, a generous lounge/diner with log burner and a charming decked outside area, this delightful property has so much to offer. The benefit of generous secure gated parking and an adjoining garage makes this a particularly appealing package, whether you are looking for a permanent home, a Cornish bolthole or a holiday investment.

The accommodation begins with a welcoming and spacious lounge/diner, a lovely room in which to relax and entertain, featuring a sleek inset log burner and plentiful storage. An attractive oak and glass staircase rises to the first floor, while a door leads through to the kitchen. Light, sunny and beautifully appointed, this is a real highlight of the home, fitted with classic cream Shaker style units, solid beech worktops and elegant pale brass fittings, complemented by stylish tiled flooring. There is direct access to the rear outside space and parking area, adding to the practicality of the layout.

Upstairs, there are two thoughtfully presented bedrooms, both offering a cosy and characterful feel, alongside a luxurious contemporary bathroom. This well appointed space features a full size bath with shower over, a concealed cistern WC and a wash hand basin with waterfall tap, set within a vanity unit providing useful additional storage.

Outside, the cottage has a pretty frontage with attractive, low maintenance planted beds. To the rear, an appealing decked area provides the perfect spot for alfresco dining and relaxing, with space for pots and planting to add a personal touch. A useful external store is ideal for logs and garden furniture, while the generous, secure off road parking is accessed through double timber gates. Beyond this, a driveway leads to the adjoining single garage, complete with power and lighting, a valuable addition that further enhances the property's appeal.

Combining beautifully presented accommodation with character, excellent storage, charming outside space and the considerable benefits of secure parking and a garage, this is a truly special cottage. Its convenient location also provides an excellent base from which to enjoy Cornwall's wonderful coastal and countryside surroundings, including the rugged coastline of the Lizard Peninsula and the beautiful Helford River.

LOCATION

Trewennack is a rural hamlet located on the outskirts of Helston towards Falmouth. A convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the famed sailing waters of the Helford River.

Falmouth is an extremely regarded town offering a wide range of leisure and lifestyle opportunities and the iconic Falmouth school of Arts. There are a selection of beautiful beaches perfectly suited to water sports and a great social scene with a plethora of cafes and restaurants to choose from. Named by the Sunday Times in 2017 at the best place to live in the UK!

Helston is a historic market town, regarded as the gateway to The Lizard Peninsular, famous for the ancient Furry Dance and offering a good range of day to day facilities including shops, major supermarkets and a choice of primary schools as well as Helston Community College.

Just a few minutes by car from Porthleven with it's traditional working harbour, sandy beach and cosmopolitan range of bars and restaurants. Also within easy driving distance The Lizard offers some truly stunning coastline including the beautiful Kynance Cove.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

LOUNGE/DINING ROOM 17'4" x 14'2" maximum measurements (5.28m x 4.32m maximum measurements)

A lovely cosy yet spacious room with inset log burner with attractive exposed stone surround, feature bow window to front with exposed stone surround and large window seat area, useful storage cupboard, night storage heater, stairs rising to first floor and door to

KITCHEN 10' x 8'7" (3.05m x 2.62m)

A beautifully stylish and practical kitchen with attractive tiled floor, cream shaker style base units with butchers block style work surfaces over with ceramic one and a half bowl sink drainer with mixer tap, integrated oven and hob with tiled splashback and filter and light over, space and point for fridge freezer and space and plumbing for dishwasher. This room is dual aspect with windows to rear and to the side and an external door leading to the garden.

FIRST FLOOR

LANDING

With doors to various rooms.

BEDROOM ONE 9'8" x 8'5" (2.95m x 2.57m)

With fitted carpet, night storage heater and window to the front.













BEDROOM TWO 13'10" max reducing to 11'6" x 7' (4.22m max reducing to 3.51m x 2.13m)

Irregular shaped room. A versatile dual aspect room perfect as a guest bedroom, dressing room or home office with fitted carpet, night storage heater, windows to front and to rear and useful built-in storage.

BATHROOM 6' x 5'4" (1.83m x 1.63m)

A beautifully appointed bathroom having bath with tiled surround and waterfall style mixer tap with hand held shower attachment and wall mounted electric shower over, concealed cistern W.C. and wash hand basin set in vanity unit with useful storage, chrome effect heated towel radiator.

OUTSIDE

The cottage enjoys a pretty frontage with low maintenance beds. The main external area is to the rear where there is an attractive decked area perfect for alfresco dining and growing in pots, from this area can be accessed a useful external store perfect for logs and garden furniture. The off road parking is generous and secure with double timber gates, beyond these gates is the driveway which leads to the garage with up and over door, power, light and plumbing for washing machine.

SERVICES/UTILITIES

Mains water and electricity, private drainage and electric heating. Please be aware that the night storage heaters are included but the wall mounted heaters will be removed as the owner intends to take them with her to her next property.

WHAT3WORDS

revised.stunner.rucksack

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.

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

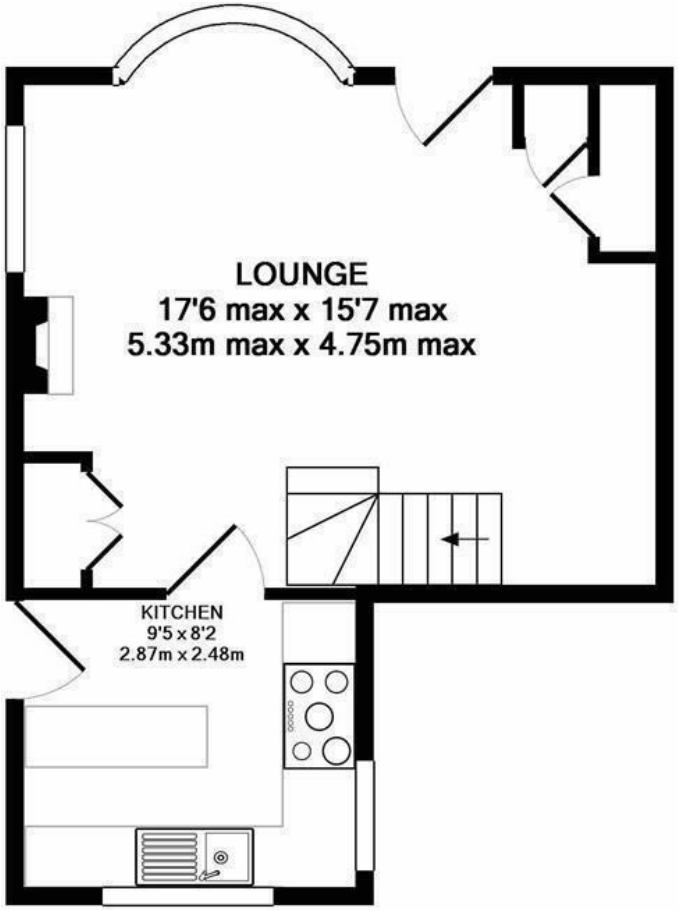
21st October 2026.

MOBILE AND BROADBAND

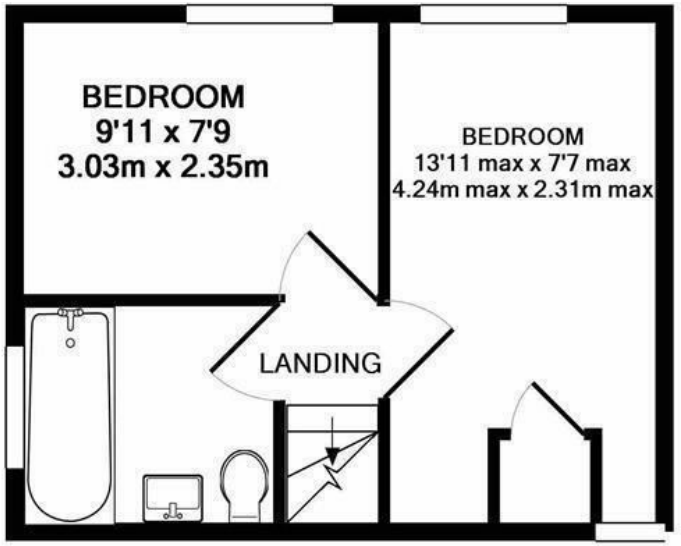
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

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.



GROUND FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)



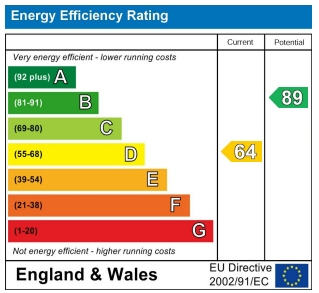
1ST FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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