



## Trannack Cottage Lowertown, TR13 0DA

£420,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Trannack Cottage

- BEAUTIFUL TWO BEDROOM COTTAGE
- LARGE GARDEN, COUNTRYSIDE LOCATION WITH FAR REACHING VIEWS
- UNDERFLOOR HEATING
- DETACHED GARAGE/WORKSHOP
- CHARACTER FEATURES INCLUDING BEAMED CEILING, WINDOW SEATS AND LOCAL STONE FIREPLACE
- LAPSED PLANNING PERMISSION FOR AN EXTENSION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FREEHOLD
- EPC - E 42
- COUNCIL TAX BAND - D

Trannack Cottage is a charming, detached country cottage, nestled in delightful gardens and grounds that offer exceptional degrees of privacy. With expansive rural views across the adjacent valley to the woodland beyond, the cottage would seem ideal for those seeking a serene rural retreat in which to enjoy country living.

The cottage is a lovely blend of charm and character, with a beamed ceiling, stunning feature fireplace with wood burning stove and delightful window seats. These are seamlessly complemented by a fabulous open plan lounge and dining room with engineered wood flooring, a magnificently appointed bathroom with an indulgent 'slipper' bath and a beautifully crafted kitchen with a range of quality fitted appliances. On the first floor there are two cosy bedrooms, both of which enjoy a nice outlook over the garden and rural scene beyond.

A real feature of the cottage is the well tended and landscaped gardens which offer several areas in which to sit and relax in the sunshine, enjoy a glass of wine or a spot of al fresco dining. A perfect place to unwind and immerse oneself in the sights and sounds of rural life.

The cottage benefits from double glazing, oil fired, zoned underfloor heating to the lounge/ dining room and porch and radiators on the first floor.

The accommodation in brief comprises an entrance porch, lounge / dining room, kitchen, bathroom, two bedrooms and a utility building.







#### LOCATION

Lowertown is an extremely popular residential area situated on the western edge of Helston. Set in a lovely wooded valley the hamlet and surrounding area has a number of footpaths to explore, together with the River Cober running through the valley.

The market town of Helston is a short distance away with extensive amenities which include national stores, cinema, shops, public houses and sports centre with indoor swimming pool. There are many well regarded primary schools and a secondary school, with sixth form college, available locally. A university campus can be found in the port town of Falmouth which is some twelve miles away. A mainline railway station is situated approximately ten miles away in Redruth as is the A30, the main arterial road into Cornwall.

Helston is the gateway to the The Lizard Peninsula, an area of outstanding natural beauty with many beaches, coves, areas of moorland and beautiful walks including the south west coastal footpath

#### THE ACCOMMODATION COMPRISES (Measurements approx)

Part glazed door to

#### ENTRANCE PORCH 7'5 x 5'9 (2.26m x 1.75m)

Enjoying a triple aspect with an array of windows looking out over the gardens to the front and side and valley beyond. There is a storage cupboard which houses the electric consumer unit, a lovely solid wood window seat, a hatch to the roof void, a spotlight arrangement, exposed local stonework and a stable door to

#### LOUNGE/DINING ROOM 21'4 x 11'2 (6.50m x 3.40m)

A warm and welcoming room with character features that include a lovely beamed ceiling, window seats and an impressive local stone fireplace with a raised slate hearth which plays host to a wood burning stove for those cosy nights in. These are complemented by attractive sash windows to the front aspect, spotlighting, engineered wood flooring and a decorative fireplace with a stone surround and hearth. Opening to stairs and door to kitchen.

#### KITCHEN 9'3 x 6'1 (2.82m x 1.85m)

A beautifully crafted and well appointed kitchen with solid wood butchers' block style work surfaces with a useful range of drawers and cupboards under and wall cupboards and display units over. There is a ceramic Belfast sink with a swans neck mixer tap over, a wooden drainer, attractive cream Metro style tiled splashbacks, under counter lighting, a NEFF induction hob, spotlighting and windows to the side and rear aspects. Integrated appliances include a 'slimline' dishwasher, a NEFF electric oven, and a fridge and freezer. There is stone effect floor tiling and a door to the bathroom.

## BATHROOM

Fabulously appointed with a comprehensive suite including a low level w.c with a concealed cistern, a contemporary wash hand basin set within a vanity unit, a corner shower cubicle with thermostatic shower and easy clean surfaces and a striking free standing 'slipper' bath with waterfall chute tap and shower attachment. These are complemented by a feature edge lit mirror, tiling to the walls, recessed spotlighting, slate effect flooring and striking ladder style heated towel rails. There is an extraction fan and obscure glazed windows to the rear.

A staircase turns and rises to the first floor landing with doors off to the bedrooms.

**BEDROOM ONE 11'3 x 11'1 (inc built in wardrobes) (3.43m x 3.38m (inc built in wardrobes))**

A comfortable double bedroom with an extensive range of bespoke built in wardrobes and overhead storage cupboards. A window seat sits below a sash window which has a nice outlook out over the front garden.

**BEDROOM TWO 9'4 x 8'2 (2.84m x 2.49m)**

With window seat, a loft hatch to the roof space and a sash window to the front aspect.

## OUTSIDE

A pathway beckons one through the entrance gate and into the well tended and landscaped front gardens, which are laid largely to lawn with mature shrubs trees and plants at the borders. There are a number of areas in which to sit out and relax and enjoy the sunny outlook. There is an oil tank, outside tap and a courtesy light.

There is off road parking for a number of vehicles, a spacious garage and a utility building which could be adapted for alternative uses to suit, subject to any necessary permissions or consent.

**UTILITY BUILDING 8'3 x 7'9 (2.51m x 2.36m)**

A very useful and highly practical space with skylight, triple aspect windows, spotlighting and slate floor tiles. There is a range of fitted cupboards and drawers, a ceramic Belfast sink, attractive tiled splashbacks and solid wood working top surfaces. There is a Grant oil fired boiler and a handy storage cupboard.

**DETACHED GARAGE/WORKSHOP 22' x 12'2 (6.71m x 3.71m)**

With a roller door, overhead eaves storage, windows and a service door to the side and power and light. There is potential scope for conversion subject to any necessary permissions or consents.

## SERVICES

Mains electricity, water and private drainage.





#### AGENTS NOTE ONE

There is a lapsed planning permission that relates to a first floor extension which provides for a third bedroom and upstairs bathroom. Further information and plans are available to view on the Cornwall Council online planning register under reference PA16/00835

#### COUNCIL TAX BAND

Council Tax band D.

#### 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.

#### ANTI-MONEY LAUNDERING

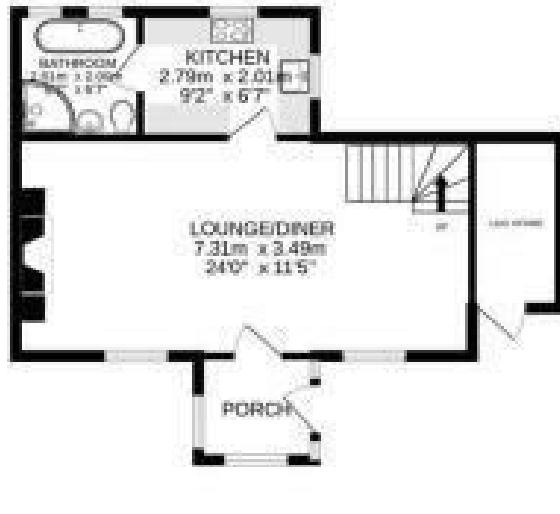
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### DATE DETAILS PREPARED.

December 2024



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.  
Made with Metagix ©2023

1ST FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 100       |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 42                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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 a property 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS