



Marshall's  
ESTATE AGENTS

Trenerth Cottage  
56 Deveral Road  
Fraddam  
TR27 5EP



A delightful three bedroom detached house with a self-contained one bedroom apartment. The property has been renovated by the present owners. Situated in a rural hamlet, which is central to both the North and South Coasts of West Cornwall. A viewing is highly recommended.

The owners of this beautiful property have undertaken a sympathetic renovation since they took ownership in 2008. They have transformed the property in to "their dream home." A wonderful large open plan living space/kitchen extension was completed in 2011, using natural materials. The oak frame and vaulted ceiling make this room a stunning feature of the property. Bi-fold oak doors open on to a south facing paved patio which continues to the rear of the sitting room with a glazed veranda and well maintained garden with a pond. In addition to the main property there is a large double garage with a separate store and a utility room with a first floor one bedroom apartment which would be ideal for additional income. In the garden there is a further workshop /store with a purpose built office above. There are two bays providing ample parking for approximately six cars. An early appointment is essential to appreciate this character property and its rural location.

### TRENERTH COTTAGE

**OAK BEAM FRONT PORCH:** Slate tiled floor. Solid oak front door to:

**ENTRANCE VESTIBULE:** Wood double glazed sash window to the front. Brick tiled floor with inset ceiling lights, built in storage cupboards with open shelves and metre cupboards behind. Open shelves to one side. Solid wood door to:

**OPEN PLAN KITCHEN/LIVING SPACE:** 28' 2" x 13' 9" (8.59m x 4.19m) Vaulted ceiling with solid oak beams. Double glazed, oak, bi-fold, doors to the rear patio with matching windows to either side. Wood flooring. Central double glazed ridge rooflight, three velux sky lights, double glazed sash window to the front, inset ceiling lights. Contemporary style kitchen units, comprising of cupboard, drawer and base

units with solid wood worktops and butler style kitchen sink. Two plate electric Aga with two ovens and matching electric Aga cooker with double oven and ceramic hob set in fireplace recess with solid wood mantle and chimney breast and decorative tiled splashback. Double larder cupboard with space for American style fridge freezer with cupboards above.

**CENTRAL HALLWAY:** Doors to the sitting room and occasional room. Staircase rising to the first floor.

**SITTING ROOM:** 25' 6" x 14' 10 max, narrowing to 12' 9" (7.77m x 4.52m) Wood burner set in open fireplace with granite surround and mantle with slate hearth. Built in cupboard housing hot water tank. Open wood beam ceiling, two multi paned double glazed

windows with deep slate sills to the rear. Electric radiator, solid oak stable door to the rear patio.

**OCCASIONAL ROOM:** 13' 2" x 4' 11" (4.01m x 1.5m) Wood double glazed multi paned window to the front. Built in storage cupboards, open shelves to one side. Door to:

**BATHROOM/WET ROOM:** 11' 9" x 9' 10" (3.58m x 3m) Two sky lights. Full decorative tiled wetroom and tiled floor. Wall mounted electric shower. Wash hand basin set into vanity unit with base cupboard and drawers. W.C. with concealed cistern. Open wood shelves set into an alcove. Raised tiled area with freestanding, claw footed style bath with mixer tap. Double glazed wood window with deep sill to the side, inset ceiling lights. Electric underfloor heating.

**FIRST FLOOR LANDING:** Single glazed multi paned stained glass, sash window to the front with secondary glazing and a deep sill. Hatch to roof space. Doors to bedrooms and family bathroom.

**BEDROOM ONE:** 13' 11" x 10' 2" (4.24m x 3.1m) Multi paned double glazed window to the rear, with deep sill, over looking the garden. Wood flooring.

**BEDROOM TWO:** 10' 1" x 10' 1" (3.07m x 3.07m) Multi paned double glazed window to the rear with deep sill, enjoying a similar view to bedroom one. Wood flooring.

**BEDROOM THREE:** 10' 6 max, narrowing to 7' 8" x 7' 7 max" (3.2m x 2.31m) Multi paned, double glazed wood sash window to the front with deep slate sill. Radiator.





**SHOWER ROOM:** Multi paned opaque double glazed window with fitted extractor fan and deep sill. Wash hand basin set into a vanity unit with cupboard beneath. Low level w.c. Fully tiled shower cubicle with electric shower. Heated towel rail. Cupboard set into alcove.

**FIRST FLOOR APARTMENT ABOVE GARAGE:** External metal staircase to open covered balcony, half multi paned double glazed door to:

**APARTMENT LIVING SPACE:** 21' 2" x 18' 5" (6.45m x 5.61m)  
Three double glazed skylights. Kitchen range to one side, comprising of matching base cupboards and drawer units, wood work surface with tiled splashback, one and a half bowl stainless steel kitchen sink with drainer, fitted four ring ceramic hob with electric oven beneath. A wood burner set on a stone hearth. Door to:

**BEDROOM:** 12' 0" x 11' 7" restricted head room to rear" (3.66m x 3.53m) Double glazed skylight, UPVC double glazed window to the side. Door to:

**SHOWER ROOM:** 11' 7" x 8' 7" (3.53m x 2.62m) Double glazed skylight to the front, built in shower cubicle, fully tiled splashback, glazed screen and door, pedestal wash hand basin with tiled splashback, low level w.c. tiled floor.

**GARAGE, STORE & UTILITY:**

**GARAGE:** 21' 1" x 21' 0" (6.43m x 6.4m) Electric roller door to the front, two UPVC double glazed windows to one side, power and light. Door to:

**STORE ROOM/WORKSHOP:** 17' 2" x 9' 1" (5.23m x 2.77m) Double glazed window to the rear, multi paned door to the rear. Door to:

**UTILITY ROOM:** 8' 8" x 7' 8" (2.64m x 2.34m) Plumbing for washing machine, hot water tank, bore hole water filter equipment.

**GARDEN STORE/WORKSHOP WITH OFFICE ABOVE:**

**GARDEN STORE/WORKSHOP:** 17' 2" x 9' 1" (5.23m x 2.77m) Double glazed window to the front overlooking the garden. Power and light. Door to garden.

**OFFICE:** 16' 11" x 10' 9" (5.16m x 3.28m) Wood decking external staircase to the office, restricted headroom to side, double glazed bi-fold patio doors to wood deck patio overlooking the garden. Inset ceiling lights, electric radiator.













## OUTSIDE:

**REAR GARDEN:** Garden laid to lawn with an extensive range of plants, shrubs and trees, including apple trees. Low wall and tree border, pond. Paved patio to the rear of the main property with a glazed veranda to the rear of the sitting room. To the side is a fenced chicken run and hen house and a wooden compost store.

**GREENHOUSE:** 15' 2" x 10' 0" (4.62m x 3.05m) Glazed roof, windows to the front and to one side, wooden door with a raised block built flower bed.

**SIDE GARDEN:** Laid to stone chippings with pedestrian gate to the front and wooden gate to parking area. Attractive antique water pump. Granite outbuilding at the front of the property with open storage and wood store.

**FRONT OF THE PROPERTY:** Parking area for approximately three to four cars to side of the house with open gate access, stone chippings. Parking area to the side of the garage for a further three cars. The property is accessed via a private unmade lane from Deveral Road.

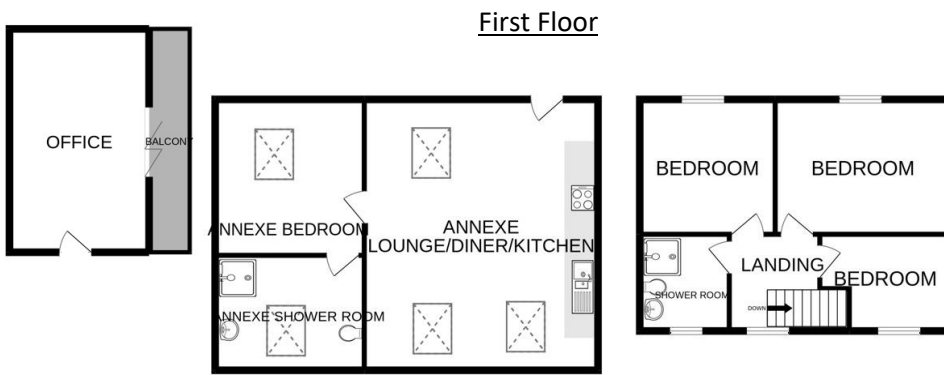
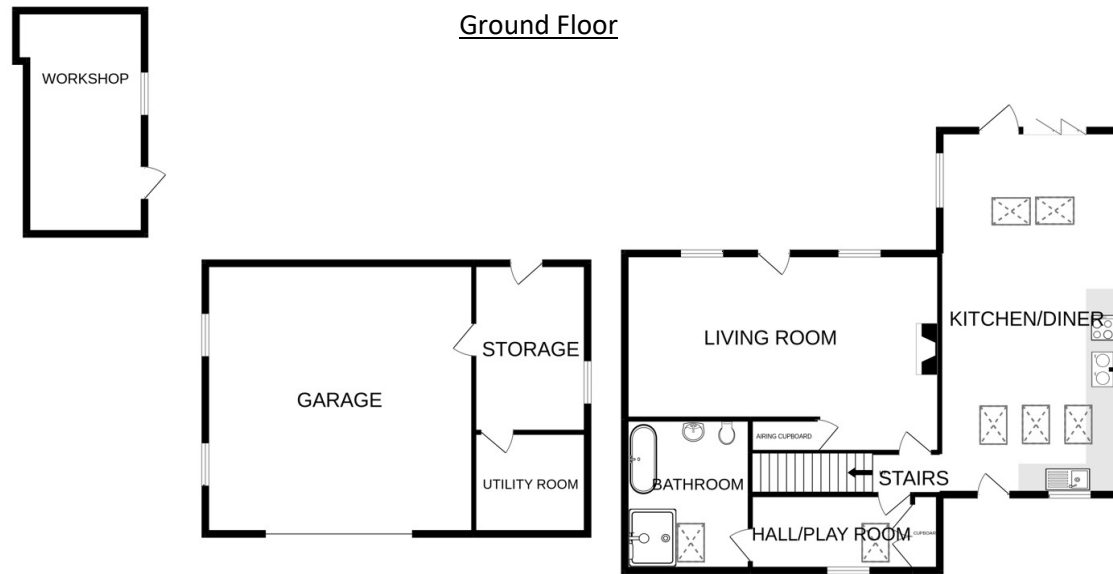
**SERVICES:** Private drainage, bore hole water supply, mains electricity and solar panels on the roof of the main property.

**COUNCIL TAX BAND:** D

**AGENTS NOTE:** We have been advised by the vendors that they have successfully holiday let the main property through Air bnb.

**DIRECTIONS:** From Hayle, take the B3302 to Fraddam, at the crossroads turn left into Deveral Road and proceed passing the sign for Tree Meadow Trout Fishery on your right hand side and a little further on will be a sign for Tregotha Barns on your left. Take the next turning on your right into a farm lane, proceed to the end of the lane, passing Trenerth Farm Cottage and The Stables on the right. Trenerth Cottage is the next property.





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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- DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN LIVING SPACE / KITCHEN
- SITTING ROOM
- OCCASIONAL ROOM
- GROUND FLOOR WET ROOM /BATHROOM
- FIRST FLOOR SHOWER ROOM
- PRIVATE LARGE REAR GARDEN
- DOUBLE GARAGE WITH ONE BED APARTMENT OVER
- SOLAR PANELS
- EPC = D
- WORKSHOP WITH OFFICE OVER
- AMPLE PARKING
- FREEHOLD

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle: (01736) 756627

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234100)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.



