



Trethem Mill Cottage

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A very attractive and spacious three-bedroom character cottage boasting charming features such as beamed ceilings and slate floors. Nestled within lovely landscaped gardens, the property includes a swimming pool and a 29' garage/workshop. It is ideally situated at the head of Trethem Creek, offering a serene and picturesque setting.



Accommodation Summary

Gross Internal Floor Area: 1,884.65 sq ft (175.09 sq m).

Ground Floor

Sun Lounge, Hall, Sitting Room, Dining Room, Breakfast Kitchen, Pantry, Utility, Cloakroom / WC.

First Floor

Landing, 3 Bedrooms, Bathroom.

Outside

Detached Garage / Workshop, Summerhouse, Greenhouse, Timber Shed, Swimming Pool, Gardens with Fish Pond.



Introduction

A conveniently located and deceptively spacious 3 bedroom detached cottage with private and beautifully landscaped gardens, swimming pool and 29' garage / workshop, situated at the head of Trethem Creek. Oozing with character, this most charming cottage has spacious living accommodation and needs to be viewed internally to fully appreciate its qualities.

Lovingly cared for over the years, the grounds are a 'gardeners dream' especially for those looking for 'The Good Life'. The swimming pool is a particular feature. Warmed by an oil-fired central heating system, this desirable property is on the doorstep of beautiful creek-side walks and would suit the retiring or family buyer either as a permanent or second home.



Description

This charming cottage features a lovely, light, and airy sun lounge, hallway, and a cosy sitting room with a beamed ceiling and log burner. The delightful dining room also showcases a beamed ceiling and open fire, adding to the property's character. The fitted kitchen comes complete with a pantry, and there's a convenient utility room and WC adjacent.

On the first floor, the property offers a spacious landing leading to the three double bedrooms, with the main bedroom having fitted wardrobes. The bathroom is very well-appointed with both a bath and a separate shower cubicle, providing convenience and comfort for residents and guests.

Outside, the cottage is fronted by an attractive lawned area adjacent to the fish pond. To the rear there is a lovely patio area featuring a swimming pool and summerhouse, perfect for relaxation and entertaining, providing a serene outdoor living space, while the vegetable garden and greenhouse cater to gardening enthusiasts. The property also includes a detached garage / workshop. The garden is adorned with numerous lovely plants and colourful bushes including many established Camelias, Wisterias and Azealias, enhancing its very picturesque appeal.





Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes (via Probus, Tregony and Portscatho): 25 yards. St Just Church and Cafe: 01.3 mile. St Just in Roseland boatyard: 1.5 mile. St Mawes Village Centre: 2.8 miles. Pendower Beach: 3.5 miles. King Harry Ferry: 2.8 miles. Truro: 8 miles by car ferry, 16 miles by road. St Austell: 16 miles (London Paddington approx. 4.5 hours by direct train). Falmouth: 13.5 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay: 26 miles (regular flights to London, UK regional airports and European destinations).

Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merges into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

Cornwall

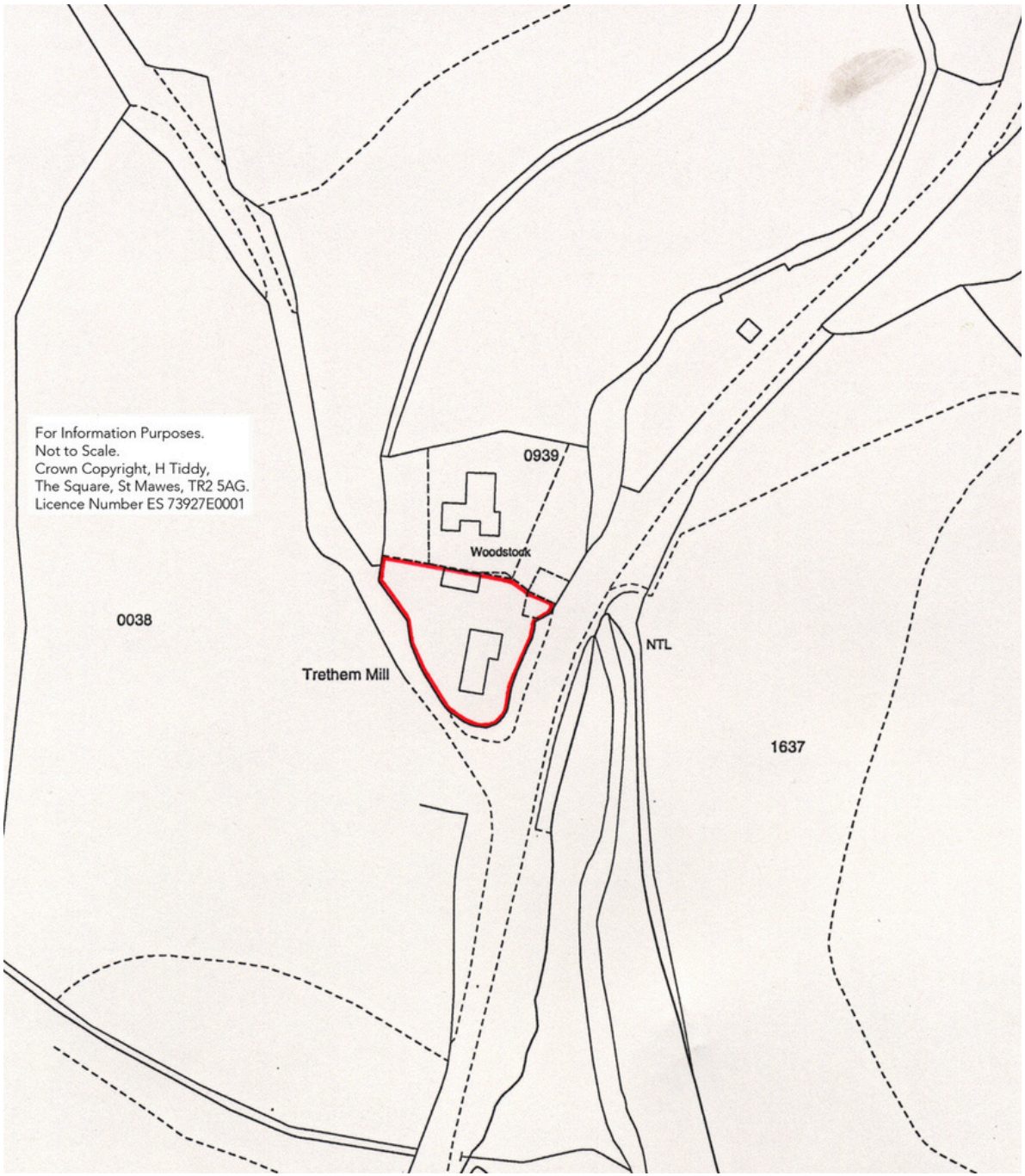
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

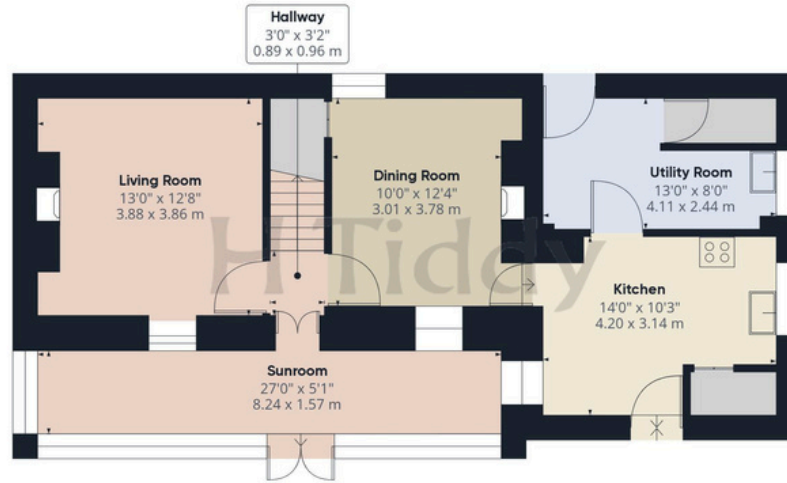
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

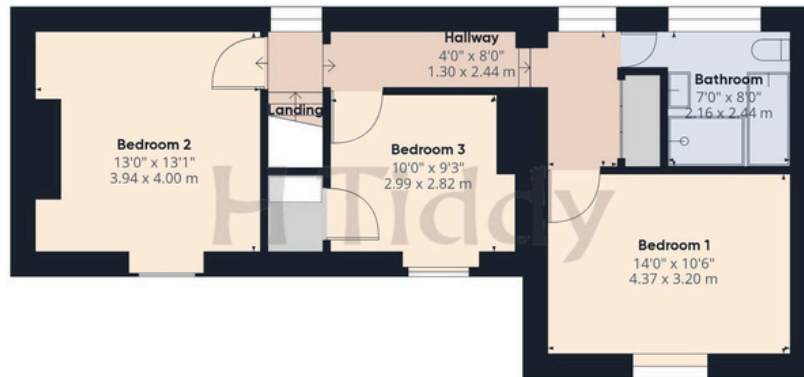


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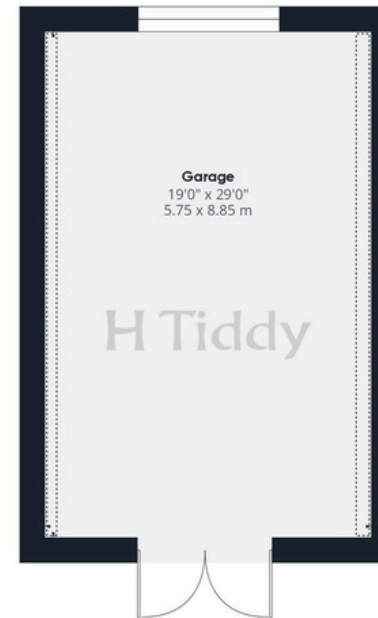




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1884.65 ft²
175.09 m²

Reduced headroom

46.61 ft²
4.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

General Information

Services and Specifications: Mains water, electricity and private drainage. Oil fired central heating. Double glazed windows and doors.

Energy Performance Certificate Rating: F

Council Tax Band: E

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, O2, EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 78 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Medium. Surface Water: High.

Tenure: FREEHOLD.

Land Registry Title Number: CL140106.

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

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