



Trevounder

Tresowes



Trevounder

Tresowes, Ashton, Helston, TR13 9SY

Enjoying a stunning, picturesque lakeside position and set within beautifully tended and well-stocked gardens, this charming extended cottage is being sold for the first time in over 37 years. Set within a traffic-free position, the heated outdoor pool, detached double garage and waterside summerhouse all combine to create the most idyllic home.





The property

- Characterful detached cottage dating back around 400 years
- Stunning waterside position offering privacy and tranquillity
- No passing traffic
- Extended and improved – existing planning permission to create another bedroom and bathroom
- Impeccably maintained
- Spacious south facing conservatory / garden room with underfloor heating enjoying the outlook over the beautiful gardens connecting the house and outside space seamlessly
- Charming sitting and dining room with beamed ceiling, part exposed stone walls. The sitting area is defined by a granite and stone fireplace with a woodburner and display recesses.
- Kitchen / breakfast room with fitted appliances, beamed ceiling and AGA within a stone recess and reclaimed timber lintel
- Two ground floor double bedrooms, one with bi-fold doors to the swimming pool terrace
- Spacious family bathroom
- Boarded loft with light (accessed from the ground floor inner hall)
- First floor master bedroom suite, including an en suite shower room, fitted wardrobes and views over the garden

Outbuildings, garden & grounds

- Driveway with electric gates
- Double garage with electric door. Ample parking for three cars.
- Exquisite gardens with extensive lawns and beautifully stocked borders including an array of specimen trees, shrubs, ferns, palms, Japanese acers, hydrangeas, camelias – a stunning and tranquil natural haven
- Heated swimming pool (air source) with surrounding terrace
- Southerly facing timber decked terrace accessed from the garden room/conservatory and bedroom / study / gym
- Timber chalet / summer house enjoying a peaceful, elevated lakeside position with generous decking area and views over the lake and surrounding woodland
- Rear garden with vegetable beds and greenhouse
- Laundry / utility room
- Large shed / workshop with power connected

Distances

Praa Sands – 1.6; Porthleven – 3.5;
Marazion (St Michael's Mount) – 4.2;
Helston town centre – 4.8;
Penzance (mainline rail) – 13.5; Falmouth – 13;
Truro – 18; Cornwall Airport (Newquay) – 36.5
(All distances are approximate and in miles)





Location

Trevounder is situated in the highly desirable and charming rural hamlet of Tresowes, with Ashton, Praa Sands, and Porthleven within easy reach. Ashton offers amenities such as a petrol station, pub and church, with nearby primary schools in Germoe, Breage, Godolphin and Porthleven. The Tregonning and Godolphin hills provide excellent walking trails with stunning views towards the Lizard and Penwith peninsulas. The nearest beaches, Rinsey Head and Praa Sands, boast beautiful coastal scenery.

Porthleven is a delightful coastal village known for its vibrant harbour, eclectic shops, and diverse dining options ranging from traditional pubs to upscale eateries. The picturesque harbour and sandy beach make it a popular spot for both locals and visitors.

Close by, the historic market town of Helston, known as the gateway to the Lizard peninsula, offers a variety of national supermarkets, doctors' surgeries, schools, a sports centre, a cinema, and a unique selection of shops.

This property is also conveniently close to The Lizard, Penzance, and Marazion. The Lizard offers dramatic coastal landscapes and the famous Lizard Point, the southernmost tip of mainland Britain. Penzance is known for its vibrant arts scene, historic architecture, and the beautiful promenade along Mount's Bay and Marazion is home to the iconic St. Michael's Mount, a tidal island with a medieval castle and stunning gardens.

What 3 Words

swimmer.alley.bashful

Services, tenure and general information

Mains electricity and water supply. Private drainage. Electric storage heaters. Oil-fired AGA (also heats one radiator in the en suite). Solar panels (with Feed In Tariff generating around £1,800 in 2024). Superfast broadband is available in the postcode.

Directions

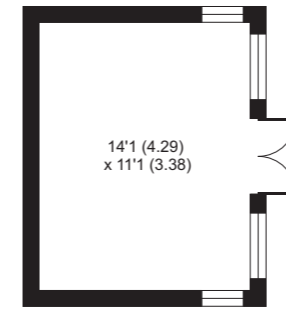
From Helston, follow the A394 signposted towards Penzance. Pass through Breage and Ashton. After around 4.5 miles (from the Helston double roundabout), take the right hand turn, signposted Tresowes Green (small sign on right just before turning). Continue along this winding country lane and after about 300 yards, at a small crossroads turn left. Trevounder is situated 150 yards at the very end of the lane.



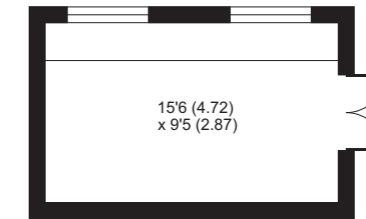


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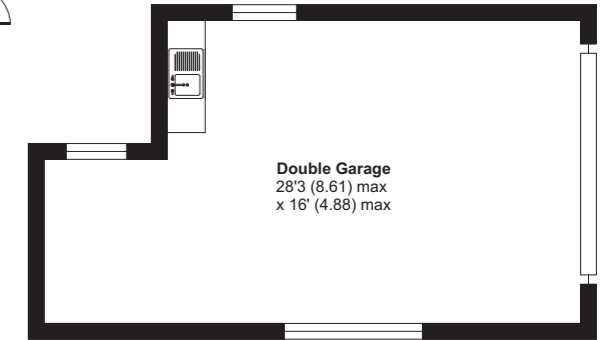
Main House = 1642 sq ft / 152.5 sq m
 Total = 2391 sq ft / 222.1 sq m (garage & outbuildings)
 For identification only - Not to scale



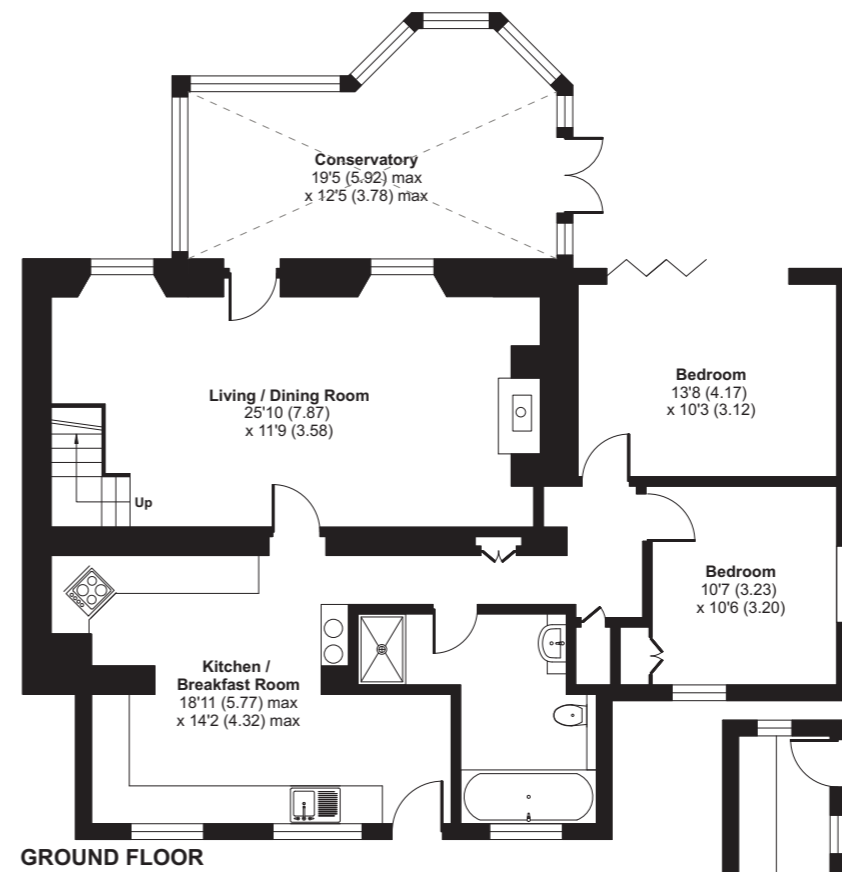
SUMMER HOUSE



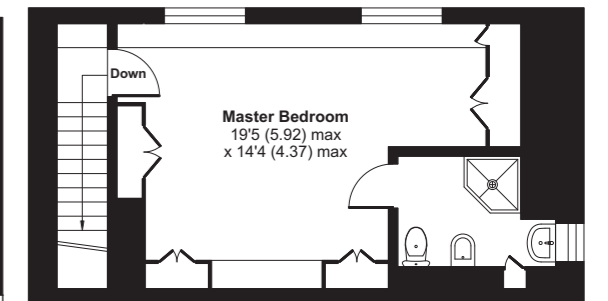
WORKSHOP



DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

UTILITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	28 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Shore Partnership Limited. REF: 1181227

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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