



Sticker

St. Austell

PL26 7EH

Guide Price £1,200,000

- MAGNIFICENT DETACHED BARN CONVERSION
  - THREE ACRE PLOT
  - SELF CONTAINED ANNEXE
- PERFECT MULTI-GENERATIONAL HOME
- TRIPLE GARAGE PLUS STABLES
- PARKING FOR MULTIPLE VEHICLES
- FEATURE GRANITE FIREPLACE
  - FULL OF CHARACTER
  - COUNCIL TAX BAND E
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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**Tenure - Freehold**

**Council Tax Band - G**

**Floor Area - 3336.81 sq ft**



5



3



4



E49

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present Trethullan House, a magnificent, detached barn conversion that epitomises countryside elegance. The property is approached via a charming quarter-mile private driveway, lined with mature trees and hedgerows, offering glimpses of the gardens and countryside as you wind through, until the house finally appears, a picture-perfect moment of arrival. Nestled in this tranquil setting, the residence sits within stunning gardens and grounds extending to just over three acres. With over 3,000 sq. ft of beautifully proportioned accommodation, Trethullan House offers a versatile four-bedroom main dwelling and a self-contained annexe, ideal for multi-generational living, visiting guests, or holiday letting.

Upon entering, it is clear this is a home designed to impress. The welcoming entrance hall, with its sweeping turning staircase, immediately sets the tone of space and refinement. Every room has been thoughtfully designed and improved by the current owner, with large windows and glazed doors flooding the interiors with light and framing idyllic views of the gardens and rolling countryside beyond. The ground floor accommodation flows seamlessly and includes a substantial sitting room, a grand kitchen and dining space complete with Aga, a practical utility room, and a cloakroom. At the heart of the home is the spectacular conservatory, stretching across the front elevation, providing a wonderful setting for entertaining, relaxing, or simply enjoying the serenity of the surroundings.

The first floor continues the sense of scale and elegance, offering four generous double bedrooms, a versatile study landing, and a stylish family bathroom. The principal suite is particularly impressive, with expansive proportions and its own en-suite shower room.

The self-contained annexe adds further appeal, whether for dependent relatives, professional use, or holiday letting. Arranged over two floors and easily connected to the main house via interlinking doors, it offers exceptional flexibility. Accommodation includes a ground-floor double bedroom with en suite, while the upper floor features a fabulous open-plan kitchen, dining, and sitting area leading to a balcony with commanding views across the gardens and countryside.

Externally, Trethullan House is nothing short of extraordinary. A sweeping driveway provides ample parking and leads to a substantial detached triple garage, while two former stables now serve as versatile storage and workshop spaces, complete with light and power. The layout allows vehicles to drive past the garage and stables directly into the gardens, enhancing both practicality and convenience. Thoughtful additions further enrich the lifestyle on offer, including a greenhouse, a productive vegetable garden with fruit cage, and outdoor electric sockets, perfect for gardening or outdoor pursuits.

The gardens and grounds themselves are truly a delight. Spanning just over three acres, they have been lovingly curated over the past three decades into a breathtaking private sanctuary. Sweeping lawns, specimen trees,

and vibrant planting schemes create a landscape of year-round interest, all framed by the rolling Cornish countryside beyond. Whether entertaining on summer evenings, enjoying homegrown produce, or simply retreating into the tranquillity of nature, these grounds offer a rare and remarkable setting.

#### LOCATION

Nestled in the tranquil parish of St Mewan, Sticker is a picturesque village in south Cornwall, approximately three miles northeast of St Austell. Once a thriving mining community, it has transformed into a peaceful residential area, retaining its historic charm. The village is home to St Mark's Mission Church, a Grade II listed building dating back to 1877, and the Hewas Inn, originally established in 1825. Today, Sticker offers a harmonious blend of rural serenity and modern convenience, with local amenities including a shop, post office, and community hall, all set against the backdrop of Cornwall's rolling countryside.

#### THE ACCOMMODATION COMPRIMES

(all measurements are approximate)

#### APPROACH

Accessed via a quiet country lane, Trethullan House enjoys a private and picturesque approach. A traditional gate opens onto a sweeping gravel driveway that curves gracefully around a central magnolia tree, setting a charming tone on arrival. The drive offers ample parking for multiple vehicles and is framed by mature hedging and greenery that create a welcoming sense of seclusion.

To the front of the property, a generously sized brick-paved terrace provides an ideal space for outdoor living and entertaining. Bordered by granite kerbstones and enclosed by a handsome stone wall, the terrace is surrounded by beautifully maintained flower beds bursting with mature shrubs, seasonal plants, and established fruit trees, including cherry and plum. This serene and colourful setting makes for a perfect suntrap throughout the day.

Beyond the initial driveway, the grounds are enveloped by an abundance of mature trees and planting, ensuring complete privacy. The drive continues past the main house and opens out into a second parking area, laid in brick, with space for at least four additional vehicles. There is also ample room here to accommodate trailers, a motorhome, or other large equipment with ease.

Access to:

#### CONSERVATORY

#### FOYER

Beautiful wooden door with stained panelling either side. Under-stairs storage cupboards. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

#### KITCHEN/DINER

Exposed beams. Recessed spotlights. Dual-aspect double-glazed windows.



Beautiful exposed stone wall. A range of wall- and base-fitted storage cupboards and drawers. Splashback tiling. Aga. Integrated eye-level oven and grill. Five-ring gas hob. Wash basin with mixer tap, detachable hose, and drainage board. Integrated dishwasher, fridge, freezer, and wine cooler. Radiator. Television point. Multiple plug sockets. Skirting. Tiled flooring. Doors leading into:

#### LOUNGE

Exposed beams. Smoke alarm. Dual-aspect double-glazed windows. Beautiful stone feature fireplace with granite mantel, slate hearth, and fully functional log burner. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading out onto the garden.

#### UTILITY ROOM

Coving. Dual-aspect double-glazed windows. Two built-in storage cupboards, one of which houses the boiler. A range of wall- and base-fitted storage cupboards and drawers. Splashback tiling. Stainless steel sink basin with drainage board. Space for an under-counter washing machine, fridge, and freezer. Radiator. Multiple plug sockets. Skirting. Tiled flooring. Door leading out into the gardens.

#### CLOAK ROOM

Extractor fan. Porcelain splashback tiling. Wash basin with mixer tap. Heated towel rail. W.C. Tiled flooring.

#### FIRST FLOOR LANDING

Vaulted ceiling. Exposed beams. Smoke alarm. Access into the partially boarded loft space. Two Velux windows. Built-in storage cupboard. Two radiators. Multiple plug sockets. Skirting. Carpeted flooring.

#### MASTER BEDROOM

Exposed beams. Velux window. Dual-aspect double-glazed windows. Three built-in storage cupboards. Radiator. Multiple plug sockets. Telephone point. Television point. Skirting. Carpeted flooring.

#### EN-SUITE

Exposed beams. Velux window. Splashback tiling. Double cubicle housing a mains-fed shower. His and hers wash basins with additional storage underneath. Shaver point. W.C. Bidet. Radiator. Skirting. Carpeted flooring.





Sticker, St. Austell, PL26 7EH

## BEDROOM TWO

Velux window. Built-in storage cupboard. Wash basin with additional storage cupboards underneath. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BEDROOM THREE

Double-glazed window to the rear aspect. Two built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## BATHROOM

Dri-Master. Frosted double-glazed window to the side aspect. Ceramic splashback tiling throughout. Electric shower over the bath. Wash basin with mixer tap. Heated towel rail. W.C. Tiled flooring.

## BEDROOM FOUR

Exposed beams. Velux window. Double-glazed window to the rear aspect. Two built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

## ANNEXE

## ENTRANCE

uPVC double-glazed door. Velux window. Dual-aspect double-glazed windows. Electric panel heater. Multiple plug sockets. Skirting. Slate flooring.

## KITCHEN/DINER

Vaulted ceiling. Exposed beams. Two double-glazed windows to the side aspect. A range of wall- and base-fitted soft-close storage cupboards and drawers. Eye-level integrated electric oven with four-ring hob and extractor hood over. Integrated fridge. Sink basin with drainage board. Two radiators. Two television points. Multiple plug sockets. Skirting. Carpeted and vinyl flooring. Double doors leading out onto the balcony.

## BEDROOM FIVE

Exposed beams. Double-glazed window to the side aspect. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring. Double doors leading out onto the patio.

## INNER HALLWAY

Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into:

## SHOWER ROOM

Extractor fan. Recessed spotlights. Splashback tiling. Double cubicle housing an electric shower. Radiator. Wash basin. W.C.





## EXTERNALLY

### DOUBLE GARAGE

17'7" x 18'9" (5.36m x 5.73m )

Electric up-and-over door. Double-glazed windows to the rear. Power connected.

### SINGLE GARAGE

17'7" x 9'0" (5.36m x 2.75m )

Electric door. Double-glazed window to the side aspect.

### STABLES

With power connected.

### GROUNDS

The gardens at Trethullan House are a true haven, extending to around three acres and thoughtfully planted with an impressive array of specimen trees, shrubs, and flowering plants. Amongst the diverse collection are rhododendrons, camellias, acers, a dramatic monkey puzzle tree, roses, tree ferns, maples, oaks, ash, and a variety of fruit trees, creating a rich tapestry of colour and texture throughout the seasons. Expansive lawns weave gracefully between these mature plantings, while peaceful woodland paths offer shaded retreats and open up to sweeping views over the surrounding farmland. Adding to the enchantment, deer are occasionally seen wandering across the grounds, enhancing the sense of peace and seclusion. With its exceptional scale, variety, and natural charm, the gardens are a standout feature that truly must be experienced.

### PARKING

This property benefits from off-road parking for multiple vehicles.

### SERVICES

This property is connected to mains water and electricity, with private drainage. It is heated via LPG gas and falls within Council Tax Band G.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: G

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LPG-powered central heating is installed.

Heating features: Double glazing, Aga/Rayburn, Open fire, and

Wood burner

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE -

Good

Parking: Off Street, Private, Driveway, Gated, and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

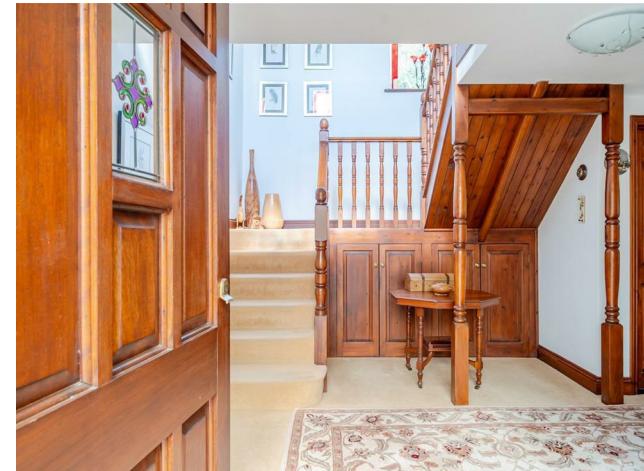
Accessibility and adaptations: None

Coal mining area: No

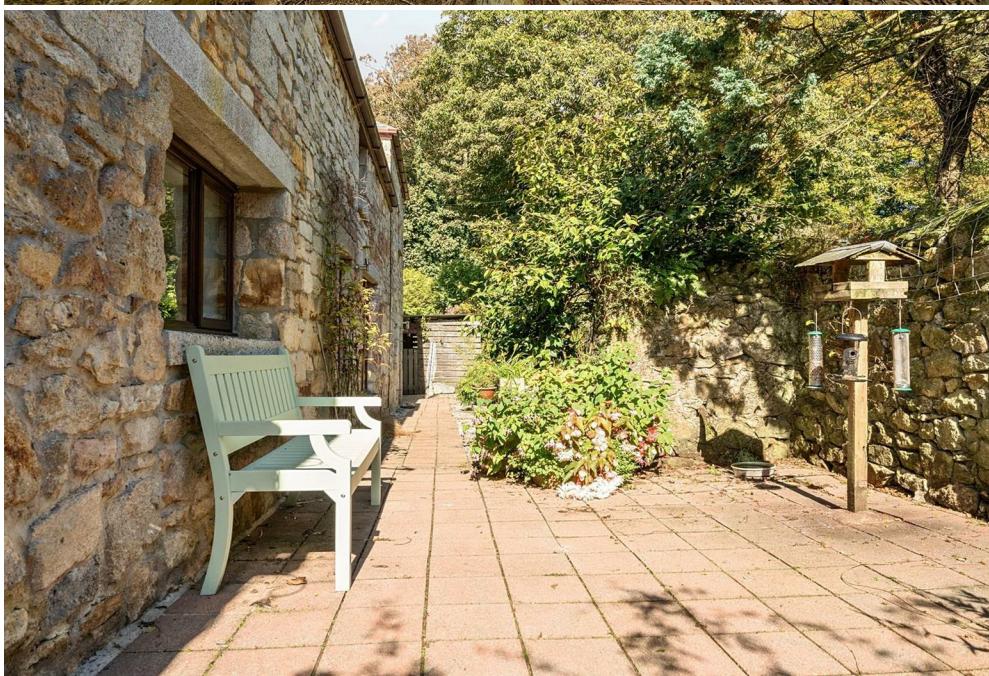
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







# Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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Contact Us On The Details Below To Arrange A Valuation

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