



# Greens Cottages

Trehan, Nr

Saltash

PL12 4QJ

Offers In The Region Of  
£225,000

- Delightful Cottage With Countryside Views
- Area of Outstanding Natural Beauty (AONB)
- Peaceful Hamlet Of Trehan, Cornwall
- Detached Large Garage
  - Three Bedrooms
  - Detached Garden
  - No Onward Chain
- Scan QR Code For Material Information



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 840.00 sq ft



#### Location:

In a glorious rural setting within the Tamar Valley Area of Outstanding Natural Beauty, the charming hamlet of Trehan lies just a mile from the waterside communities of Forder and Antony Passage, both set along the broad tidal estuary of the River Lynher. This scenic waterway, often dotted with pleasure craft, leads to Plymouth Sound just over four miles away by boat, while the River Tamar stretches navigably for around ten miles upstream. With a sunny south and west aspect, the property enjoys far-reaching views over the unspoilt countryside of the Lynher Valley, the sheltered estuary waters, and the rolling hinterland of the Rame Peninsula beyond.

Forder itself is a designated Conservation Area, tucked at the head of a tidal creek, with moorings available by application to the Forder Community and Conservation Association. Further sailing opportunities can be found at the yacht clubs of Saltash and Cargreen, both offering sheltered deep-water moorings. Surrounded by wooded valleys, the unspoilt hamlets of Trehan and Forder benefit from immediate access to open countryside, including the Churchtown Farm Nature Reserve and its extensive network of footpaths. For leisure, golf can be enjoyed at the renowned St Mellion International Resort or the China Fleet Country Club.

Saltash, with its busy town centre, mainline railway station (London Paddington in around 3 hours), and a Waitrose supermarket on the northern outskirts, lies within easy reach. The A38 provides swift connections west to Truro and east towards Plymouth and Exeter. Meanwhile, Dartmoor and Bodmin Moor are just a short drive away, offering limitless outdoor adventure. Rich in wildlife and natural beauty, this sought-after location is a haven for sailing, walking, and nature enthusiasts alike.

Obscure uPVC double glazed door into

#### Porch:

6'8" x 3'6" (2.036 x 1.091)

uPVC double glazed windows to side. Tiled floor. Wooden door to

#### Sitting Room:

16'6" max x 9'7" (5.051 max x 2.942)

Featuring a uPVC double glazed window to the front, this inviting room boasts characterful beams inset to one wall and a charming fireplace housing a wood-burning stove. A fitted bookcase offers practical storage, while the flooring combines slate and carpet for both style and comfort. Stairs lead to the first floor, with an understairs cupboard housing a newly fitted Aristan unvented cylinder. Doors lead through to the Study Area and Kitchen.

#### Study Area:

11'6" x 4'10" (3.530 x 1.491)

Tiled floor. Step up to

#### Kitchen:

14'7" x 5'0" (4.449 x 1.544)

uPVC double glazed window and door to the rear, the kitchen offers a range of base units set beneath roll-edge work surfaces with tiled splashbacks, complemented by matching wall-mounted cupboards. A stainless steel sink unit sits beneath the window, while cooking facilities include an Indesit ceramic hob with oven and grill below and extractor hood above. There is space and plumbing for a washing machine, as well as room for an under-counter fridge and freezer. Additional features include a wall-mounted electric heater and the consumer unit.

From the Sitting Room, a turning staircase rises to the

#### First Floor Landing:

Access to insulated loft space. Doors off

#### Shower Room:

7'2" x 5'11" (2.189 x 1.825)

An obscure uPVC double glazed window to the rear, the shower room is fitted with a tiled shower cubicle housing a Triton electric shower, a vanity wash hand basin with cupboard below, and a low-level WC. Additional features include a chrome-effect heated towel rail, Dimplex wall heater, part tiled walls, and a fully tiled floor.

#### Principal Bedroom:

11'10" x 8'2" narrows to 7'2" (3.617 x 2.497 narrows to 2.198)

A bright and airy room with a uPVC double glazed window to the rear, offering lovely countryside views. Includes a wall-mounted electric heater.

#### Bedroom Two:

9'8" x 7'4" (2.956 x 2.248)

Enjoying views towards the countryside through a uPVC double glazed window to the front, this charming room features a decorative beam above the window and a built-in window seat. Additional features include a built-in wardrobe and a wall-mounted electric heater.

#### Bedroom Three:

7'5" x 6'7" (2.286 x 2.010)

A cosy room with a uPVC double glazed window to the front, offering lovely countryside views. Features a built-in window seat beneath the window, adding charm and character.

#### Outside:

To the front, there is a paved space with low level wall, ideal for potted



plants, along with an outside tap. Just across the quiet lane lies a detached garage, providing useful storage or parking.

To the rear, a pathway from the kitchen leads to a lawned garden, with wooden steps rising to a raised decked area. From here, you can enjoy beautiful views across open fields and down towards the estuary — a lovely setting for outdoor dining, barbecues, or simply relaxing and soaking up the surrounding countryside, within an Area of Outstanding Natural Beauty (AONB).

#### **Detached Large Garage:**

Constructed of cavity block, this versatile space is ideal for parking, storage, a workshop, or simply a place to tinker. It benefits from power and light, its own consumer unit, and an electric up-and-over door. A mezzanine level provides additional storage. There is also off-road parking to the front of the garage, offering further convenience.

#### **Material Information:**

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Room heaters only is installed.





Greens Cottages, Trehan, Nr Saltash, PL12 4QJ

Heating features: Wood burner

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Garage and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: AONB

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Rear access path around to the front

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

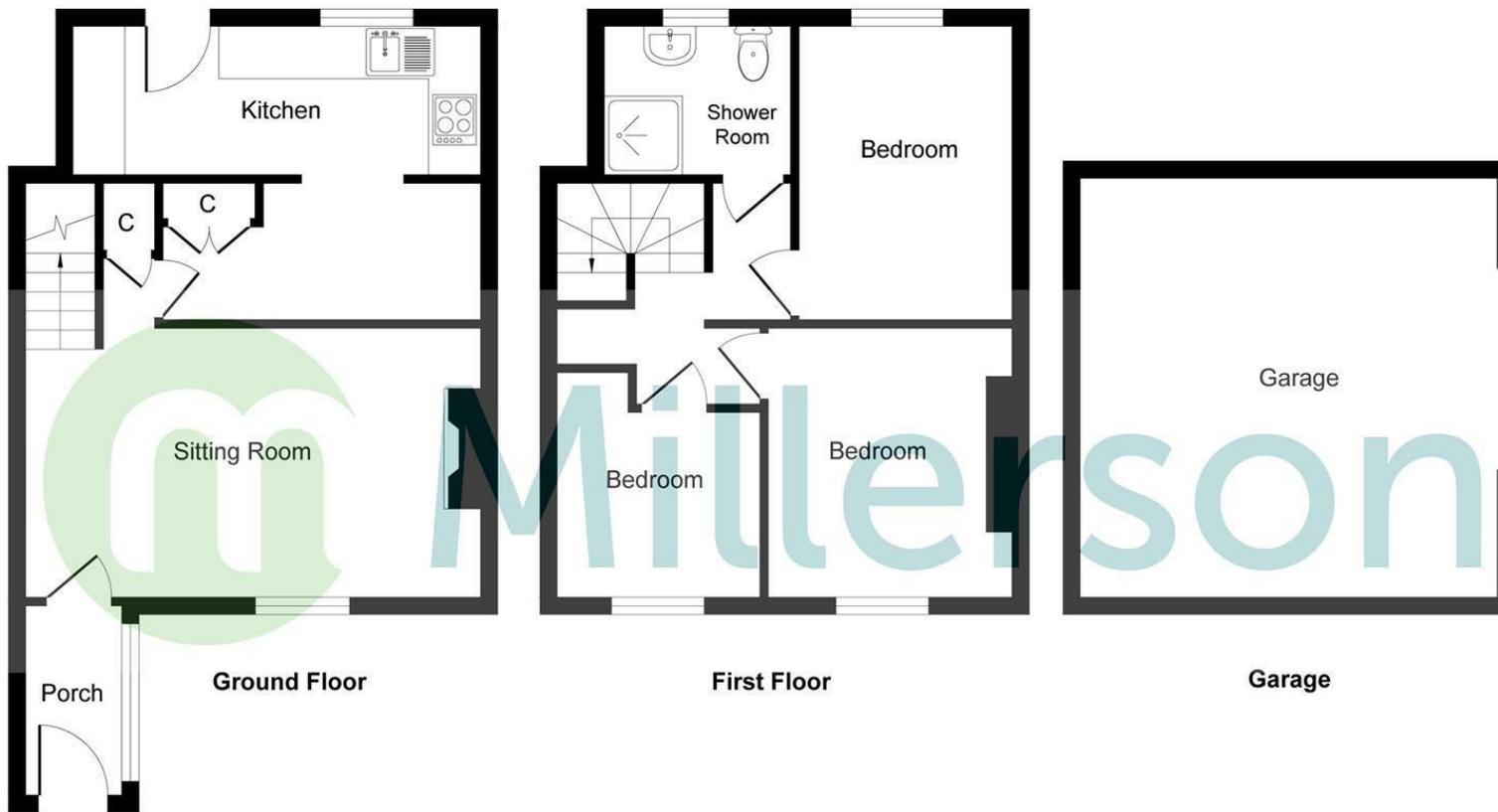
Coal mining area: No

Non-coal mining area: No

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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.





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| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 61                      |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

## Needing To Sell?

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

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

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