



  
**PILKINGTON ESTATES**  
PROFESSIONAL PROPERTY CONSULTANTS

**Trenance Road, St. Austell, Cornwall, PL25**

**Offers Over: £700,000**

*Freehold*

# Trenance Road, St. Austell, Cornwall, PL25

Nestled in an elevated rural setting, this charming property boasts sweeping views of the countryside while offering convenient access to the nearby town of St Austell. Known for its diverse range of retail outlets, professional services, and educational institutions, St Austell provides everything needed for modern living. The county town of Truro, a key administrative hub, is easily reachable by car or train via the mainline railway station.

This idyllic location is also within close proximity to the scenic south Cornish coast, the historic harbour of Charlestown, and the world-renowned Eden Project, offering a blend of natural beauty and cultural landmarks. Owned by the same family since 1999, Springfield presents an exceptional opportunity for those seeking a rural lifestyle with ample space and versatile outbuildings, all within an accessible location.

The detached cottage, thoughtfully remodelled over the years, provides comfortable family living across three floors. The ground floor features an expansive open-plan kitchen, living, and dining area, a utility room with cloakroom, a dual-aspect lounge, and a conservatory. The first floor includes three double bedrooms and two bathrooms, while the top floor offers an open-plan attic room with stunning southerly views towards the coast, easily adaptable to suit additional accommodation needs.

The property is accessed via a minor road, opening into a spacious yard with ample parking and turning space. A beautifully converted two-storey traditional stone barn provides additional ancillary accommodation, comprising a bedroom and shower room on the ground floor, and an open-plan kitchen, living, and dining area on the first floor.

The surrounding outdoor space complements the home perfectly. At the front, an enclosed cottage-style garden with a lawn, pond, and mature borders leads to additional garden areas with fruit trees, a paved sun terrace, and herbaceous planting. The property includes several useful outbuildings, such as a small barn with electric, a timber-framed barn with storage and stable facilities, and a large garage with an inspection pit, biomass boiler, adjoining tool shop, workshop, generator room, and WC. The three-phase generator is available by separate negotiation.

The land, totalling 3.5 acres, lies to the rear and adjacent of the house and is laid to pasture, making it suitable for grazing horses and livestock. From the property and land, extensive views extend towards the south Cornish coast, offering a serene and picturesque backdrop.

Additional information includes private water via a borehole, mains electricity, private drainage, and a biomass woodchip boiler for heating and hot water. Council Tax Band D; EPC ratings: House D, Barn D.











---

# PILKINGTON ESTATES

---

PROFESSIONAL PROPERTY CONSULTANTS