



South Cottage Pulla Cross, Truro

Guide Price £440,000



Heather & Lay
The local property experts



- Restored mid 1800s country cottage
- Rural yet accessible location
- Character 3 bedroom accommodation
- Two delightful 'living' rooms
- Originality, comfort & style
- Established 140' garden
- Garage, driveway and parking space
- Falmouth 6.8 miles / Redruth 4.8 miles / Truro 7.6 miles

THE PROPERTY - South Cottage was likely built around 1840 and has a charming blend of originality, modern day comfort and style. All is beautifully presented with a quality of finish and fixture that sets it above the norm. The present owners have replaced, renewed and improved here, without expense spared, creating a home and garden they love. The Cottage has two 'living rooms' downstairs: a sociable, kitchen/dining room and a sitting room leading to the sun/garden room. The 20' kitchen/dining room has four windows, a painted beamed ceiling, cream Shaker-style cupboards and solid bamboo worktops, together with a 'Leisure Cookmaster' stove and subtly exposed stonework. The sitting room is a delight with its inglenook fireplace, multi-fuel stove, painted beams and sliding door access, via the sunroom, on to the terrace and garden. Upstairs are three bedrooms, a generous size bath/shower room and some lovely garden and rolling countryside views. A mains gas boiler fuels radiator central heating and hot water supply, windows are UPVC double glazed in period style, and there is a utility with space for washing machine and tumble dryer. The garden here is a treat, measuring about 140' deep and full of colour, interest and establishment. It is level, enclosed and screened with a productive allotment area as well as a South facing pondside patio beside the cottage. All is workmanlike and practical with a 21' timber garage, driveway and parking space, two aluminium greenhouses, a shed and wood store, together with rain water fed water butts and area for compost. This is a best of both worlds, and a gem of a country cottage, away from hustle and bustle yet where so much is readily accessible - wholeheartedly recommended!

THE LOCATION

Aptly named South Cottage lies in unspoilt Cornish countryside at Pulla Cross, where conveniently, Falmouth harbour town is less than 7 miles away, Redruth 5 miles and Truro Cathedral City under 8 miles. At South Cottage, one can easily access the rugged North Cornish Coast whilst Devoran Creek on the South Coast, only 3.5 miles away, provides a wonderful opportunity to explore the waterways of the Fal estuary, bay and coast. Pulla Cross lies in the Parish of Gwennap from where several lovely villages and communities are a few minutes' drive; Frogpool is the nearest, only half a mile away, with the local Cornish Arms Pub, and just beyond to Cusgarne, with a good Ofsted rated Primary School and the excellent Cusgarne Organic Farm Shop. Perranwell Station village is less than 2 miles and home to the Royal Oak Pub, a Primary School (Good Ofsted), and community store. The village lies close to the Coast to Coast mineral tramway cycle path (from Portreath to Devoran) and on the Falmouth to Truro railway, with a mainline link to London Paddington. There are some wonderful natural resources and places to enjoy within a 5-10 minute drive, such as Carn Marth standing 235m high with fantastic coast to coast views, amphitheatre and lake, noted as a wild swimming hotspot. Kennall Vale nature reserve at Ponsanooth is a local favourite; a beautiful woodland valley with a river tumbling through, together with granite ruins of the abandoned former 1800s gunpowder factory site. Stithians Lake is another gem, being the largest inland water in West Cornwall with something for everyone to enjoy: from fishing to footpaths, wildlife to watersports, cafe to camping, the lake is a hub of activity and a peaceful escape. South Cottage is just a 5 minute walk to the Richard Jory Playing Field with its great children's play area as well a football pitch.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Quality UPVC painted panelled wooden effect front door into.....

ENTRANCE

UPVC double glazed corner window, cavity block base wall. Oak laminate flooring, arched opening through to kitchen and dining room. Pine ledge and braced door to...



UTILITY

5' 10" x 4' 2" (1.78m x 1.27m)

UPVC double glazed window to front. Roll top work surfaces with space and plumbing beneath for washing machine and tumble dryer. Radiator. Continuation of oak laminate flooring. Shelving. Spotlights.

KITCHEN/DINING ROOM

A delightful open plan space 20' x 13' 3" (6.1m x 4.04m) overall; with turning staircase, up to the first floor. Under stair cupboard space.

DINING AREA

With a twelve-pane UPVC double glazed window to front. Oak laminate floor. Painted beamed, spotlit ceiling and boards. Original fireplace recess (non functional) with subtly exposed stonework, granite lintel and stone hearth.

THE KITCHEN

In cream Shaker style, with three windows, to side and rear. Solid bamboo worktops and inset 'Carron Phoenix' stainless steel sink and drainer with mixer tap. Tiled splashback. 'Leisure Cookmaster' stove. Integrated fridge/freezer. Space for dishwasher. Two corner carousels. Two radiators. Opening through to...

SITTING ROOM

12' 6" x 11' 3" (3.81m x 3.43m)

Charming room with Inglenook fireplace and inset gas multifuel Hunter Herald 6kw stove in a recess with slate hearth and timber lintel. Recesses to either side. Painted beamed ceiling. Multipane UPVC double glazed window to front. Window shelf. A wide archway through to...

SUN/GARDEN ROOM

9' 3" x 6' 8" (2.82m x 2.03m)

Wide UPVC double glazed sliding patio doors out into the garden. Multipane window to side. Ceramic tile floor.







FIRST FLOOR

Turning stairs to...

LANDING

Pine door to shelved airing cupboard. Pine ledge and braced doors to three bedrooms and...

BATH/SHOWER ROOM

11' 5" (3.48m) x 6' (1.83m) reducing to 5' 6" (1.68m) White suite comprising WC, hand basin and a shower end bath, over which is a boiler fed shower, curve screen and tiled surround. Obscure double glazed window to garden. Shelf. Mains gas fired 'Baxi' boiler fuelling radiator central heating and hot water supply. Shaver point. Ceiling spotlights. Radiator.

BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.95m)

Multipane UPVC double glazed window to front. Barrelled ceiling. Radiator.

BEDROOM TWO

10' 0" x 9' 6" (3.05m x 2.90m)

Recessed multipane UPVC double glazed window to side. 8' high barrelled ceiling. Radiator.

BEDROOM THREE

8' 3" x 6' 5" (2.51m x 1.96m)

UPVC double glazed window to garden. Access to roof space.







OUTSIDE - Part of the joy of South Cottage is its private, sheltered, sun-facing garden, measuring a healthy 140' deep by 30-40' wide. All is level, enclosed, part lawned and beautifully established whilst enjoying a perfect orientation to enjoy seasonal sunshine for much of the day.

FRONT Raised bed of rosemary and Hebes. A fine rose climbs the front of the cottage. There is a parking space to the front with twin, wooden gates onto a 28' long driveway, leading to ...

TIMBER GARAGE 21' x 9' (6.4m x 2.74m) Double door entrance and pedestrian door into garden. Windows to side and rear. Concrete floor with an inspection pit. Power and light. Workbench and shelving.

SHED 12' X 10' Pent roof. Shelving, power & light. Rainwater fed water butts. Clothes drying area beside.

WOOD STORE

An easy flow from the sitting and garden/sunroom onto a sheltered stone patio beside an established, wildlife rich pond. Here we see iris, marsh marigolds, lillies and watermint in its margins. The garden includes arches and trellises adorned with roses, clematis and jasmine, and a secluded circular patio, culminating at the organised vegetable garden at its end. All is interesting and so richly planted with many shrubs and small trees including natural hedges of sycamore, ash, holly and beech, this garden is safe, considered and enclosed for children and pets. To name a few, we have a crab apple, Sorbus (Rowan), Philadelphus (mock orange), Abelia Grandiflora, Viburnum and Pittosporum, Phormium, Photinia (Red Robin) and a rather lovely Amelanchier tree.



THE PRODUCE GARDEN - Measuring about 40' x 40', level and picket fence enclosed. The owners have loved this area with its naturally nutrient rich soil and ability to consistently grow great vegetables using a 'no dig' cultivation method. Here we have two sturdy aluminium greenhouses 12' x 8' and 8' x 6' with healthy grape vine and a rhubarb patch. Compost area. Outside lights

AGENTS NOTE

The Cottage is fitted with a Positive Input Ventilation (PIV) system.

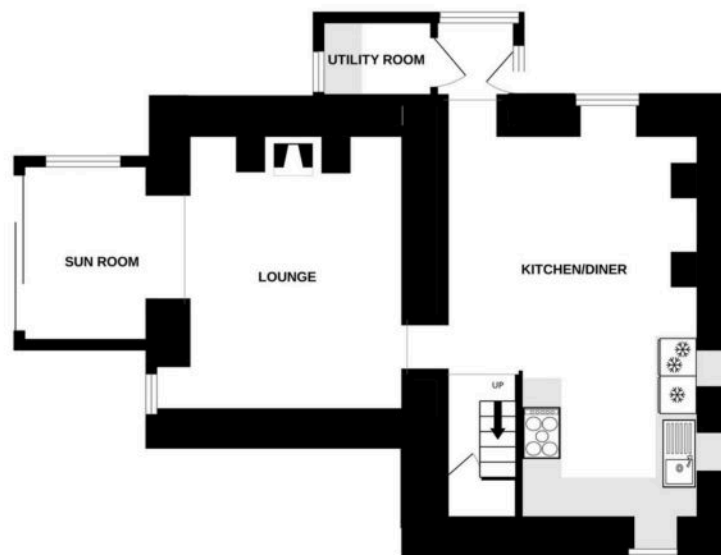
Council Tax band: D

EPC Energy Efficiency Rating: D

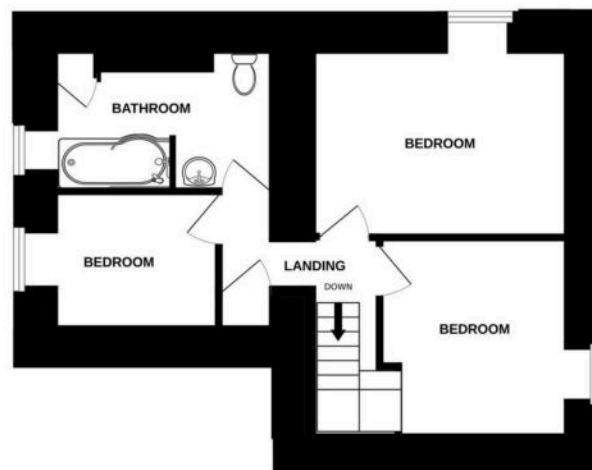
Services: Mains electricity, gas, water & private drainage.



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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