



MAY WHETTER & GROSE

## CHERRY TREE COTTAGE, BOSWINGER, GORRAN, PL26 6LL OFFERS IN EXCESS OF £550,000



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

A SIMPLY DELIGHTFUL DETACHED COTTAGE WITH THREE BEDROOMS, DOUBLE GARAGE AND AMPLE OFF ROAD PARKING. THE COTTAGE OCCUPIES A SPACIOUS PLOT IN A DESIRABLE LOCATION WITHIN HALF A MILE OF HEMMICK BEACH. FURTHER BENEFITS INCLUDE OIL FIRED AGA IN THE KITCHEN AND MULTI FUEL BURNER IN THE LOUNGE. THIS PROPERTY IS AVAILABLE FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS AND AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THE CHARACTER AND LOCATION OF THIS DESIRABLE HOME. EPC - F



Boswinger is a village in south Cornwall, England, one mile from Gorran and approximately three miles south of Mevagissey. Boswinger is in the Cornwall Area of Outstanding Natural Beauty (AONB) with many popular beaches in close proximity. A truly delightful rural Cornish hamlet.

### Directions

From St Austell proceed in the direction towards Mevagissey on the B3237. Before dropping down the hill into Mevagissey, at the cross roads, turn right heading towards Gorran. Pass the Lost Gardens of Heligan on the left hand side of the road. Proceed on this road, passing Tregarton Park on the right hand side. Pass through Gorran High Lanes. Straight through the cross roads, take the next right turn, signposted Treveor 1 mile and Boswinger 3/4 mile. Continue along the single track road (with passing bays). Turn right towards Seaview Gorran Haven Holiday Park. Turn left at the entrance of the park and proceed down the hill into Boswinger. The road bears around to the right and the property is located on the left hand side of the road. There is ample off road parking in front of the garage.

### Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Alluminium frame sliding double glazed patio doors allows external access into conservatory.

### Conservatory:

13'5" x 8'11" (4.10m x 2.72m)



A delightful and spacious conservatory with wood frame double glazed windows to the remainder of the front and both side elevations and polycarbonat roof all combining to provide tremendous natural light. Tiled flooring. Hard wood door allows access to lounge. This conservatory also benefits from electric power points. Hardwood door with single glazed insets complete with stain glass detailing allows access into lounge.

### Lounge:

22'8" x 12'9" (6.92m x 3.91m)



(maximum measurement)

Further wood frame double glazed window to front elevation both combining to provide tremendous natural light. Carpeted stairs to first floor. Upon entering this room there is a tiled walkway which continues into the kitchen, the remainder of the lounge is carpeted. There is a multi fuel burner set within the chimney recess. The chimney is fronted with slate with a matching hearth. Television aerial point. BT Openreach telephone point. Door provides access to under stairs storage void. Exposed ceiling beams. Textured ceiling. Door to bathroom. Opening through to kitchen.



**Family Bathroom:**

8'6" x 14'10" (2.60m x 4.53m)



A delightful twin aspect bathroom with wood frame double glazed windows with obscure glazing, one to the side elevation and two to the front elevation. Matching six piece bathroom suite comprising low level flush WC, bidet, corner enclosed bath, separate shower enclosure with glass shower doors and wall mounted electric shower. Agents Note; we understand that the jacuzzi jets in the bath are no longer in working order. His and hers hand wash basin both with central mixer tap set on roll top worksurfaces offering additional drawer storage below. Tiled walls. Wood clad ceiling. Carpeted flooring. Electric plug in shaver point.

**Kitchen:**

14'1" x 9'10" (4.30m x 3.00m)



A lovely twin aspect kitchen with wood frame double glazed window to front and side elevations both combining to provide tremendous natural light. Matching real wood wall and base kitchen units with roll top worksurfaces. Stainless steel one and a half bowl sink with matching draining board and central mixer tap. Focal Aga which is run on oil. Tiled walls. Tiled flooring. Exposed ceiling beams. The kitchen benefits from an integral fridge freezer and fitted electric oven with hob above and fitted extractor over. Space for washing machine.

**First Floor Landing:**

9'11" x 12'7" (3.03m x 3.86m)

(maximum measurement including stairs to ground floor)

Part wood clad walls. Carpeted flooring.

**Bedroom One:**

12'1" x 9'11" (3.70m x 3.04m)



Wood frame double glazed window to side elevation affording tremendous natural light. Carpeted flooring. Textured ceiling. Textured walls. Inbuilt three door fitted wardrobe with additional high level doors above offering additional storage options.

**Bedroom Three:**

6'10" x 9'2" (2.09m x 2.81m)



Wood frame double glazed window to front elevation. Carpeted flooring. Textured ceiling. Part textured walls. Loft access hatch.

**Bedroom Two:**

13'4" x 12'2" (4.08m x 3.72m)



Wood frame double glazed window to front elevation. Carpeted flooring. Textured ceiling.

**Outside:**



Accessed directly off the public road. A spacious drive allows off road parking for numerous vehicles. Agents Note; the property to the right hand side owns the right hand side of the drive, we are permitted to park numerous vehicles on the left hand side of the drive, this also offers access to the double garage.



Immediately to the left hand side of the property is a large expanse of lawn, well enclosed with low level stone wall with circular established planting bed in the centre. The property's oil tank is also located here. Access to the front enclosed garden is either via a wood gate and steps leading off this elevated area of lawn or via the five bar gate to the left hand side of the lower section of the drive.



Upon entering the five bar gate there is a further area of hardstanding complete with outdoor tap and the steps leading up to the front garden. To the right hand side of this area is a further expanse of lawn and the side access door into the double garage.

**Double Garage:**  
24'8" x 18'8" (7.52m x 5.70m)



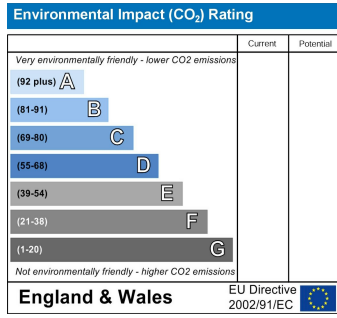
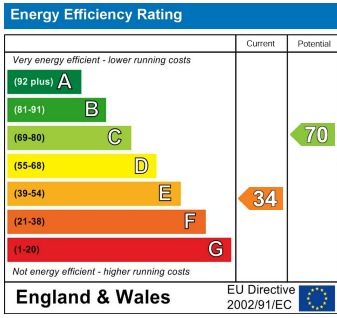
A spacious double garage with electric roller up and over garage door providing vehicular access. To the left hand side there is a wooden door providing external access with two wood frame double glazed windows providing natural light. The garage also benefits from exposed eaves offering eaves storage potential. The current owner also previously had a workshop to the rear section of the double garage. This double garage would comfortably house two vehicles and space for a workshop to the rear. Light and power.



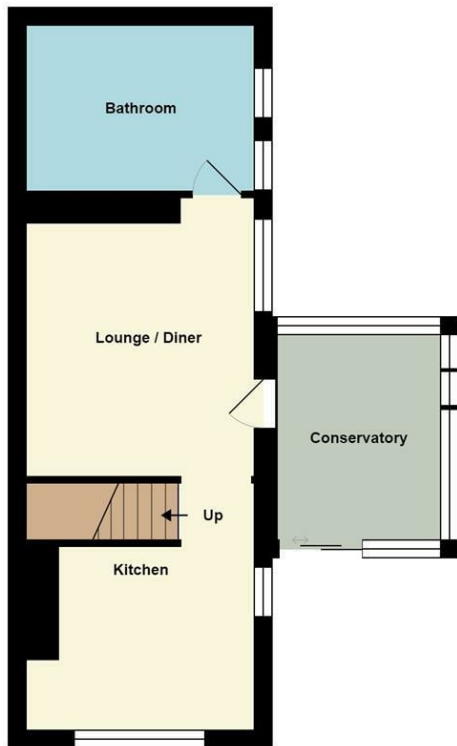
**Agents Note:**

The property enjoys private drainage with the Septic Tank located in the farm behind the property. The property is constructed of block and part cobb.

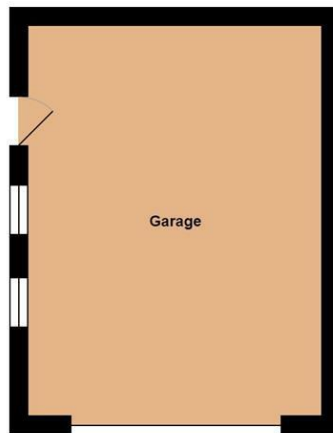
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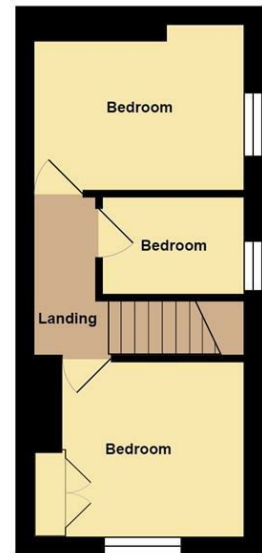




Ground Floor



All measurements are approximate and for display purposes only.



First Floor

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