



Daisy Cottage, 48 Fore Street, Tregony, TR2 5RW
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Broad fronted attractive cottage
- Central location in popular village
- Extended 950 sq ft accommodation
- Three bedrooms, two bath/shower rooms
- Large living/dining room, separate modern kitchen
- Great sized outside space and garden room
- Detached garage with driveway parking
- Video tour available



*An attractive broad fronted semi-detached cottage located in the heart of the sought after village of Tregony.
Extended three bedroom, two bath/shower room accommodation with great outside spaces, detached
garage and driveway parking.*



The Property

Daisy Cottage is a broad fronted semi-detached property that has much more to it than meets the eye from the roadside. Extended to the rear and now providing 950 sq ft of accommodation with lovely outside areas, garage and parking.

The accommodation on the ground floor comprises a useful entrance vestibule with integrated storage which opens to a spacious living and dining room with dual aspect windows, painted beam ceiling and cosy wood burner. A door then leads to the kitchen which is a real stand out room, fitted in recent years with a farmhouse style - providing lots of storage, integrated appliances and worktop space with a central island perfect for family life as well as a window and stable style door opening to the rear garden. On the first floor a spacious landing with storage cupboard provides access to a shower room, three bedrooms (two doubles and a single) with the master bedroom enjoying gorgeous countryside views and benefiting from an en-suite bathroom.

The outside space here is surprising, split across two areas linked by a pathway shared with the neighbour. The initial paved area provides a great spot for al-fresco dining as well as outside storage enclosed by fencing and high stone walls. At the lower end of the garden a level artificial lawn provides a wonderful family friendly space with another patio seating area which sits in front of a garden room with power and light – perfect as a playroom, office or hobby room. The path then continues to lead down to the end of the plot where there is a detached garage with electric roller door and driveway parking for two vehicles in front leading off Back Lane.

For those wanting a family home with a great mix of character and practicality, good outside space and a central village location then this could be the one!





The Location

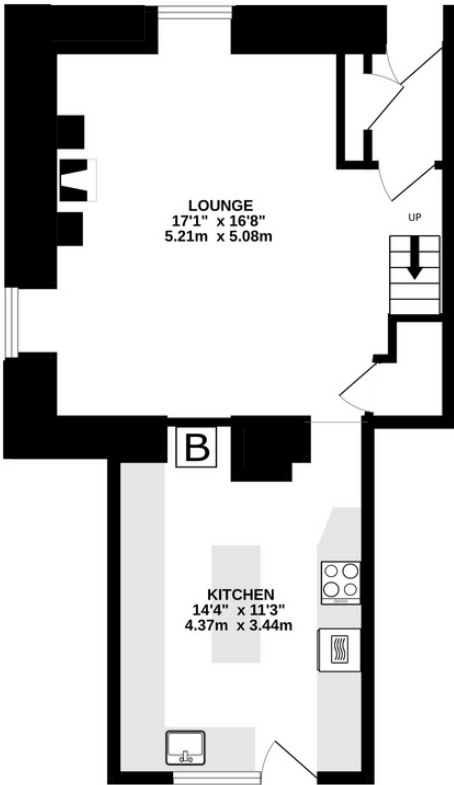
Tregony is a popular village blending rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 6.5 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with amenities include a village store, post office, village hall, surgery, café, pub, churches and social club. There is a highly regarded primary school and secondary school in the village as well which are a short walk away. The village is often seen as the 'gateway' to the stunning Roseland Heritage Coast where in a short drive one can be enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 20 minutes as well.

Truro, about 6.5 miles away, is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

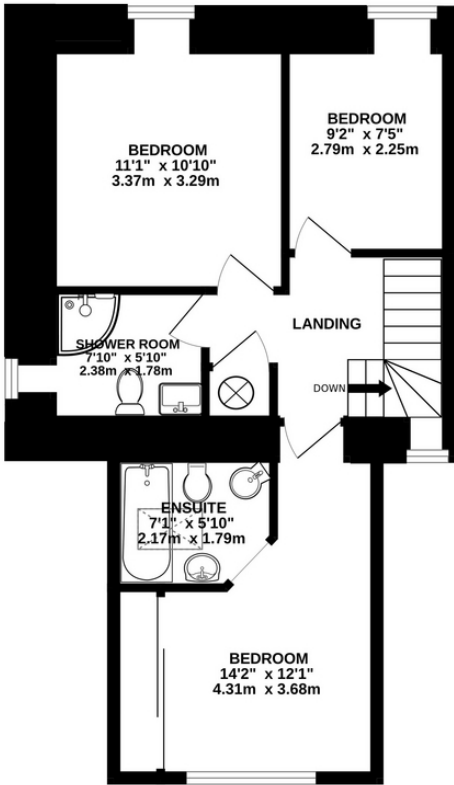


Floorplan

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: C

Services: Mains water and electric are connected. The property is heated via an oil fired boiler. The property has private septic tank drainage.

Mobile Signal: All networks– (good outdoor & variable indoor)

Broadband: Ultrafast available. Max Download 1900Mbps. Max Upload 1000Mbps.

Note: The property is in a conservation area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

