



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10434

£495,000

**Carne Cottage,
Treworga, Ruan High Lanes, Truro, Cornwall, TR2 5NP**

FREEHOLD



A gorgeous single storey 2 double bedroomed, 2 bathroomed detached barn conversion with parking and very pretty good sized level garden, in a peaceful tucked away position in an equally charming Roseland Peninsula hamlet. Perfectly positioned for exploring all that this unspoilt area has to offer from tree lined creeks to dramatic cliffs and expansive beaches and within easy striking distance of St Mawes, Portscatho and the cathedral city of Truro.





SUMMARY OF ACCOMMODATION

Vaulted living/dining room, modern kitchen, hall, principal bedroom en-suite, second double bedroom, bathroom, utility cupboard.

Outside Parking for 2 cars or more beyond the gates to the garden. Garden shed. Very beautiful and private lawned garden with Cornish hedgerows dotted with trees and raised terrace to the end of the garden with summer house. Extensive gravelled terrace which could also be used as overflow parking.

DESCRIPTION

Carne Cottage is a beautifully converted and possibly extended single storey former barn, enjoying utmost tranquility in a tucked away edge of hamlet position. The surroundings are blissfully rural although not remote or isolated as two other period properties use the initial part of the driveway, and it is only about a mile to get back to the main road leading through the centre of the Roseland Peninsula. This is the perfect property from which to explore all that the area has to offer and then return to enjoy the serenity of its own garden.

Although having the appearance of a period building, Carne Cottage has evidently been expertly transformed into a modern country cottage. The living space is under a vaulted ceiling with exposed timbers and a near full wall of glass overlooking and opening onto the

terrace and garden. This oak floored space is made cosy in winter by a woodburning stove and is open-plan to a smart modern kitchen although retaining a countryside feel. The long inner hall has cupboards off it including a utility cupboard with space for a washing machine and there are two double bedrooms, the principal having its own excellent en-suite shower room with the other therefore having the sole use of the main bathroom.

To the front of the property are two parking spaces, a painted timber shed and a concealed area with the boiler and oil tank. A timber fence with gates open to a continuation of the gravel giving continuity although this area will almost certainly be considered as a large entertaining space which then blends seamlessly into the garden beyond. Surrounding the lawn are stone hedges topped with trees and a raised plateau to the end has a summer house, circular terrace and further space for entertaining.





LOCATION

Treworga is a small yet easily accessed rural hamlet on the Roseland Peninsula. Less than a mile away is Ruan High Lanes which is close to Carne and Pendower beaches as well as the larger rural villages of Ruan Lanihorne, Philleigh and Veryan where there are good local inns. Veryan also has a shop and primary school whilst just a few miles away to the south the combined villages of Gerrans and Portscatho fronting a south east facing bay, with harbour, several shops, restaurants, two inns, one owned by the same people who own the nationally famous Hidden Hut café behind Porthcurnick beach about 3 miles away.

Past Gerrans the road eventually leads to St Anthony Lighthouse with spectacular walks around the tip of the peninsula, however the whole of the surrounding coastline is some of the most dramatic and unspoilt anywhere in Cornwall.

Before reaching St Mawes which is some 7 miles away, is the beautiful waterside St Just-in-Roseland church which is close to a well renowned boatyard with mooring facilities available upon request. St Mawes is one of Cornwall's main sailing hubs, with a very active sailing club, moorings in the Percuil River and quayside facilities.

There are also further services in St Mawes and at the equally sized Tregony just a few miles away to the north. Truro is Cornwall's capital city and is around 11 miles by the road, but it can also be approached over the King Harry car ferry which lands at Feock beside the National Trust owned Treliassick House Estate. Truro has all that one would expect of Cornwall's capital including a mainline railway station and the county's main hospital.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the driveway a painted wooden double glazed door opens to:-

KITCHEN – 9'4" x 6'8" Open-plan to the living/dining room making for a larger overall space. Painted wooden double glazed window to the front with tiled sill below. Pale grey range of kitchen units with oak effect shelving and white counter tops. White sink and drainer with chrome mixer tap over. Electric oven/grill with four plate ceramic hob and stainless steel and glass filter hood over. White tiled splashbacks and grey floor tiles. Concealed integrated fridge, separate freezer and dishwasher. Radiator.



LIVING / DINING ROOM – 19'9" x 16'2" A superb open-plan room under a 13'2" high vaulted ceiling with exposed timbers. Near full wall of floor to ceiling double glazed windows in painted wooden framework with a half glazed door matching the one in the kitchen opening to a terrace and the garden beyond. Oak flooring, granite, and slate corner hearth with Clearview woodburning stove. Two radiators. Painted wooden door to:-



HALL Two small double glazed windows to the rear, painted wooden doors to rooms and double doors to a store cupboard. Further door to a utility cupboard with space and plumbing for a washing machine below a countertop with further shelving over. Radiator.

BEDROOM 1 – 16'1" x 9'2" (including en-suite shower room). Painted wooden double glazed window to the front, recessed dressing area with fitted shelf. Two radiators. Painted wooden double doors to a recessed wardrobe.



EN-SUITE SHOWER ROOM Large glazed screened and pale stone effect tiled walk-in shower enclosure with rain head mixer shower and additional handheld shower. RAK contemporary white wc with concealed cistern. Matching white cantilever wash basin with chrome mixer tap. Mirror fronted cabinet with integrated lighting, electric shaver socket and heated demister. Extractor fan, chrome heated towel rail.

BEDROOM 2 – 12'5" x 9'1" Painted wooden double glazed window to the front, double doors to a recessed wardrobe, recessed vanity area, radiator, recessed shelf, access to loft space.

BATHROOM White sanitaryware including a panel bath with chrome mixer tap, glazed shower screen and chrome mixer shower over. White wc, white pedestal wash basin with chrome mixer tap. White painted beamed ceiling with sun tube. Chrome heated towel rail, pale cream tiled walls and stone effect tiled floor. Extractor fan.





OUTSIDE

The property is approached through a very smart shared area of driveway between slate capped walls giving access to three properties. Carne Cottage enjoys parking for 2 cars on a golden gravelled area fringed with hedging and specimen plants. Across the front of the cottage is a bed of hydrangeas with further beds, a gravelled area and a painted garden shed. Behind the shed and some timber screening is the oil tank and external oil fired boiler. The parking area is divided from the garden by a timber fence with gates opening through it.



Beyond the fence and gates is a large, gravelled terrace with a shallow paved terrace across the main reception room. This gravelled area could also be used as overflow parking. To the end of the house is a wood store. Beyond the gravel is a near level and generously sized lawned garden edged by Cornish stone hedges topped by trees and backing onto fields. At the end of the garden is a raised circular paved patio with spring bulbs at its edges, further mature trees and stone walling. Beside the terrace is an octagonal summer house which appears to be in good condition although would benefit from redecorating. The gardens are serene and abundant with songbirds.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 5NP.

SERVICES Mains water and electricity. Shared septic tank with the neighbour. Oil fired boiler providing radiator heating and domestic hot water. Clearview woodburning stove.

MOBILE PHONE COVERAGE All major providers likely.

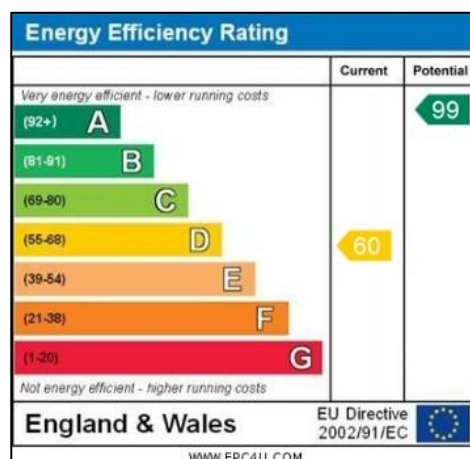
BROADBAND Superfast broadband available – 30 Mbps download speed. 5 Mbps upload speed.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS From Tregony proceed towards St Mawes on the A3078 and at Ruan High Lanes, at the junction in the centre of the village, take the second turning on the right signed to King Harry Ferry and Treworga. After about half a mile turn right to Treworga. Enter the hamlet, driving through it past a grassed area with a telephone box and post box and then immediately after a prominent stone house on the left hand side take the driveway entrance along the side of this building where there is a name plaque for Carne Cottage. Continue straight ahead and Carne Cottage will be found at the end of the driveway.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



THE PROPERTY OMBUDSMAN

Approved Redress Scheme

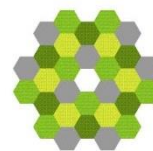
Not to scale – for identification purpose only.



For reference only, not to form any part of a sales contract

HM Land Registry Current title plan

Title number **CL223280**
Ordnance Survey map reference **SW8940SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cornwall**



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