



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10311

Offers around £850,000

Little Roseland,  
Treworga, Ruan Highlanes, Roseland Peninsula, Cornwall, TR2 5NP

**FREEHOLD**



**To be sold for the first time in 20 years.**

Situated in the heart of the Roseland Peninsula and backing onto rolling farmland, a modernised and superbly presented 4 double bed roomed, 4 bath/shower roomed, 3 reception roomed non-Listed extended period cottage believed to date from the 17th Century. Set in glorious gardens and grounds with driveway parking, an attached single garage and a further detached oversized single garage.







### **SUMMARY OF ACCOMMODATION** In all, about 2,153sq.ft.

**Ground Floor** Entrance porch, dining room, sitting room, kitchen/breakfast room, dining/conservatory, bedroom 4, en-suite shower room, greenhouse/utility.

**First Floor** Principal bedroom with en-suite bathroom, bedroom 3, family shower room.

Accessed off separate staircase from kitchen/breakfast room is guest bedroom 2 with en-suite shower.

**Outside** Driveway parking for up to 3/4 vehicles on separate driveways. Attached single garage plus detached oversized single garage. Enclosed south facing low maintenance garden to the front elevation with a cut stone path leading through to the south east facing rear garden with level lawn with well planted borders for a high degree of privacy backing onto rolling fields. Numerous sit out terraces and beautifully stocked and planted beds and borders.

### **DESCRIPTION**

Little Roseland is situated in the rural hamlet of Treworga in the heart of the Roseland Peninsula. Believed to date back to the 17th Century, Little Roseland originally, a modest in size cottage which has since been sympathetically extended to now extend to over 2,150sq.ft. of accommodation. Now comprising four well proportioned double bedrooms,



three of which have en-suite bath/shower facilities along with a separate family shower room. With immaculately presented reception rooms including an over 22' long sitting room with woodburning stove, a dining room with contemporary woodburning stove, a beautifully presented kitchen/breakfast room opening through to the triple aspect conservatory opening onto the rear garden.



With two separate tarmac driveways with parking for up to 3-4 vehicles, both with garages at the end, one attached to Little Roseland and the other detached which is an oversized single garage which, subject to planning consents could provide further accommodation or office/games room space. Paths lead from both driveways to the enclosed south facing front garden, with two sit out terraces and a cut stone path leads through to the enclosed rear garden, backing onto rolling farmland with a stone lined stream rear border, a good sized level lawn and well planted beds and borders to either side with a large sit out terrace which also is accessed from the conservatory.



**Rarely do properties of such size, quality and characterful features**



become available for sale, especially in such a sought after, rural yet convenient location on the Roseland Peninsula and therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



### **LOCATION**

Treworga is a small yet easily accessed rural hamlet on the Roseland Peninsula. Less than a mile away is Ruan Highlanes which is close to Carne and

Pendower beaches as well as the larger rural villages of Ruan Lanihorne 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 are combined villages of Gerrans and Portscatho fronting a small 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 St Just-in-Roseland church which descends to a well renowned boatyard with mooring facilities available upon request. St Mawes is around 7 miles away and 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 Trelissick 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 paths lead to the front door opening into:-

**ENTRANCE PORCH** With glazing on all three elevations and a timber and double glazed door opening into:-

**DINING ROOM** With uPVC double glazed windows overlooking the front garden with window seat below. Woodburning stove set on tiled hearth with built-in alcove shelving to one side. Stairs rising to the first floor with understairs storage below.





**SITTING ROOM** With uPVC double glazed windows to the front elevation with window seat below. A large, light room with exposed painted beams with large fireplace with inset woodburning stove set on slate flagged hearth. Further uPVC double glazed window overlooking rear garden.







**KITCHEN / BREAKFAST ROOM** A large, light triple aspect room with small bay window overlooking the front enclosed low maintenance south facing garden, further windows and timber and glazed doors opening through to the conservatory/dining room. Staircase rising to guest bedroom 2 and door opening into greenhouse/utility room. Bespoke, freestanding kitchen with large worksurface, freestanding island and Baumatic oven with five ring hob and extractor above. Built-in Bosch undercounter dishwasher below tiled worksurface and mounted Belfast sink with hot and cold mixer tap. Freestanding Beko fridge/freezer.



**CONSERVATORY** A large, versatile triple aspect room with a pair of radiators and monopitched roof allowing for use all year round with uPVC sliding door opening to the rear garden and a beautiful light triple vista.

**WALK THROUGH EN-SUITE SHOWER ROOM** Is accessed through the en-suite shower room with separate external door with low flush wc, wall mounted wash hand basin with hot and cold mixer tap. Shower cubicle and window to the side elevation. Heated towel rail. Door opening into:-







**BEDROOM 4** A large dual aspect bedroom which has previously been used as a study and a utility room.

**GREENHOUSE / UTILITY** Attached and accessed via door from the kitchen/breakfast room and has space and plumbing for white goods.

### FIRST FLOOR

Stairs rise from the dining room and leads to the principal bedroom, bedroom 3 and family shower room.

**PRINCIPAL BEDROOM** With uPVC double glazed windows to the front elevation with deep sill.





**EN-SUITE BATHROOM**

With wc, wash hand basin mounted on pedestal with hot and cold taps. UPVC double glazed window to the rear elevation, freestanding roll top claw foot bath with hot and cold mixer tap and telephone style handheld attachments. Heated towel rail.

**BEDROOM 3** UPVC double glazed windows to the front elevation with deep sill.

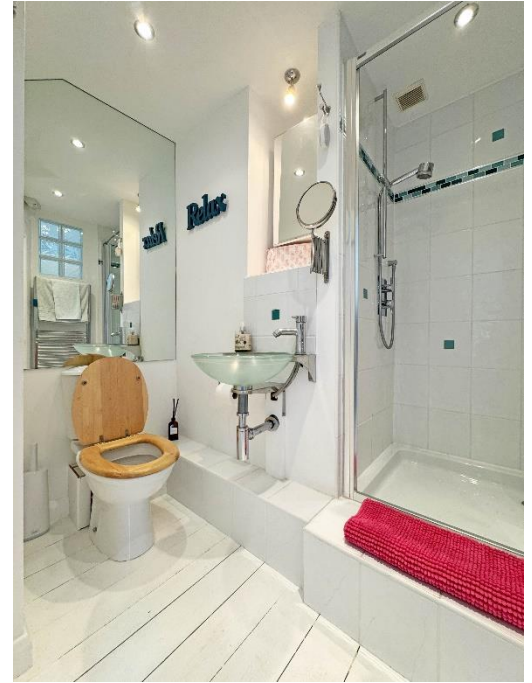


**FAMILY SHOWER ROOM** High level uPVC double glazed window overlooking the front elevation. Low flush wc, wall mounted wash hand basin with hot and cold mixer tap. Shower cubicle with rain head. Heated towel rail.

**BEDROOM 2** Accessed via staircase rising from the kitchen/breakfast room. A large, triple aspect light bedroom with double glazed window overlooking the rear garden and to the fields beyond with a further window overlooking the front enclosed south facing garden.

**EN-SUITE SHOWER ROOM** Low flush wc, wall mounted wash hand basin with hot and cold mixer tap. Shower cubicle with glazed screen, heated towel rail.





### OUTSIDE

A pair of tarmac driveways with combined parking for 3-4 vehicles. Beyond each driveway is a garage, one attached to Little Roseland and one detached and oversized single garage. From both driveways paths lead to the enclosed low maintenance south facing garden and also a gate from the road opens into this area. These paths join and lead to the front door and the rear garden with numerous sit out spaces so one can follow the sun throughout the day.

The rear garden opens and can also be accessed from the conservatory with a cut stone sit out terrace with lawned garden beyond with stone lined stream to the far end with high hedging and borders allowing for a high degree of privacy with lovely rolling fields beyond. Throughout the garden are numerous beds and borders which are profusely stocked and hold an array of colour throughout the year.







## **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. Private drainage system. Oil fired central heating.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From Truro proceed onto the Roseland Peninsula on the A3078. Upon entering Ruan High Lanes drive to the heart of the village then take the first turning right and proceed along this country lane for approximately 1 mile where a turning on the left hand side opposite a converted chapel. Proceed along this country lane for approximately 1½ miles and Little Roseland can be found after a short distance on the left hand side upon entering the hamlet of Treworga.

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



**Not to scale – for identification purposes only.**

## Little Roseland, Treworga, Ruan High Lanes, Truro

Approximate Area = 1861 sq ft / 172.8 sq m

Garages = 364 sq ft / 33.8 sq m

Outbuildings = 59 sq ft / 5.4 sq m

Total = 2284 sq ft / 212 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lillcrap Chilcott. REF: 1204106



