



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR51524310

Offers around £550,000

**Windsor Cottage,  
Perrancombe, Perranporth, Nr. Truro, Cornwall, TR6 0JB**

**FREEHOLD**



**To be sold for the first time in 70 years with no onward chain.**

**A detached, extended period cottage situated in a very lovely location on the edge of the sought after village of Perrancombe, close to the north Cornish coast; 3/4 bed roomed, 2/3 reception roomed accommodation with off-road parking and south facing rear gardens. Situated within 2 miles of Perranporth and about 3 miles from St Agnes.**







**SUMMARY OF ACCOMMODATION – Extending to 1,369sq.ft.**

**Ground Floor** Entrance porch, entrance hall, kitchen/dining room, sun room, living room, inner hallway, 2 bedrooms.

**First Floor** Landing, 2 bedrooms, shower room/wc.

**Outside** Enclosed south facing lawned gardens and sun terrace. Off-road parking





## **DESCRIPTION**

Windsor Cottage is situated on the edge of Perrancoombe and is believed to date from the late 1700s. The cottage has been in the same ownership for about 70 years and represents an excellent opportunity to secure a period cottage with south facing rear garden, situated within 2 miles of Perranporth beach and about 3 miles from Trevaunance Cove.

The accommodation is arranged over two floors and is fairly flexible. The main entrance via an entrance porch is to the front of the cottage and this opens into entrance hallway. To one side is the very generously proportioned kitchen and dining room which has the oil fired Rayburn which provides the central heating and there is a doorway out into the rear sun room which gives access onto the sun terrace. Adjoining this room and accessed from the hallway is a lounge with fireplace and window looking over the rear gardens.

The rear hallway has a stairway to the first floor and provides access to the ground floor double bedroom and further room which is currently used as a sewing/hobbies room.

To the first floor there is a landing with a very useful alcove space and two double bedrooms both of which enjoy an aspect over the rear gardens. There is a spacious family shower room and wc.

To the outside the cottage is just off a quiet country lane with parking for a couple of vehicles to the front and access to the rear to either side of the cottage.

The main gardens are set to the rear and enjoy a southerly aspect.

Immediately adjoining the cottage is an area of sun terrace which then leads up to the slightly raised lawned gardens.



These gardens are enclosed by timber fencing with some mature rose bushes and shrubs. There is an attached cloakroom/wc and the oil tank is housed to one side and to the rear of the cottage.

**Windsor Cottage is an excellent opportunity to secure a period cottage, with southerly facing rear garden set in this highly regarded village, most convenient for the north coast and the opportunity to upgrade and improve to create a super village home.**

## **LOCATION**

Windsor Cottage is located within the Perrancombe parish, in a beautiful wooded valley within 2 miles of the golden sandy beach at Perranporth and about 3 miles from Trevaunance Cove at St Agnes. It is within walking distance of the South West Coast Path and set on a quiet country lane on the outskirts of the village of Perrancombe. The cottage is about 2 miles from the main A30 trunk road and from Perranporth Airfield, as well as being about 8 miles from Truro train station and 15 miles from Cornwall Airport Newquay. The beach at Perranporth is arguably one of the best in Cornwall and offers surfing and other water sports with an excellent Links golf course above the beach, and the highly regarded Watering Hole beach pub/venue.

Truro is the county's capital and is a short drive away offering numerous restaurants, cafés, the Hall for Cornwall and some excellent shopping facilities. Truro also offers both private and state hospitals and schools along with the aforementioned mainline railway station which has direct links to London Paddington taking around 4½ hours.





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

Half glazed front door opening into:-

**ENTRANCE VESTIBULE** Windows to both sides, two steps up into:-

**ENTRANCE HALLWAY** Timber parquet flooring. Doorway through to:-

**KITCHEN / DINING – 18'5" x 12'4"** A dual aspect room with window to the front and window to the rear overlooking the rear garden. The kitchen area has a range of base and eye level timber fronted units with complementary timber worksurfaces, inset 1½ bowl sink unit with mixer tap over, tiled splashbacks, Rayburn, beamed ceiling, tiled floor, radiator. Doorway through to:-

**SUN ROOM – 8'2" x 8'**

With double doorways out to the rear garden and windows overlooking the rear garden, part timber panelled walls.

From the main entrance hallway doorway through to:-

**SITTING ROOM – 12'6" x 9'5"**

With timber parquet flooring, timber wood panelled to walls, beamed ceiling, window overlooking the rear garden, woodburning stove on raised stone hearth with brick surround.



From the hallway two steps lead down to:-

**REAR HALLWAY** With window overlooking the rear garden and staircase to first floor, exposed stone wall to one side.

**BEDROOM / HOBBY ROOM – 10' x 8'** A dual aspect room with windows to the side and front, radiator.

**BEDROOM 3 – 10' x 10'** A dual aspect room with windows to the side and rear overlooking the garden, radiator.

From the hallway an open tread timber staircase opens up into:-

**FIRST FLOOR**

**LANDING** Access to loft space, fitted cupboards.

**BEDROOM 1 – 13'6" x 12'3"** A dual aspect room with windows to the side and the rear overlooking the garden, radiator.

**BEDROOM – 2 – 12'1" x 10'4"** Window overlooking the rear garden, radiator.

**SHOWER ROOM / WC** Large shower cubicle with Mira shower, wash hand basin in vanity unit, low level wc, heated towel rail, frosted glazed window to the rear.

Airing cupboard housing hot water tank with shelving. Useful alcove storage space.



## OUTSIDE

From the lane there is an area of off-road parking for 2 vehicles and further area of hardstanding. To either side of the cottage there is pedestrian access to the rear. Immediately outside the sun room there is a broad sun terrace taking full advantage of the lovely southerly aspect, and to both sides area pedestrian access up onto the upper area of lawn. The house is fully enclosed to three sides with timber fencing and there are some mature rose bushes and shrubs to the side and rear of the garden. The oil tank is located to one side of the house and there is an outside cloakroom/wc.





## **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** TR6 0JB.

**SERVICES** Mains water and electricity. Private drainage. Oil fired central heating via Rayburn.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 37 Mbps download speed. 7 Mbps upload speed.

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

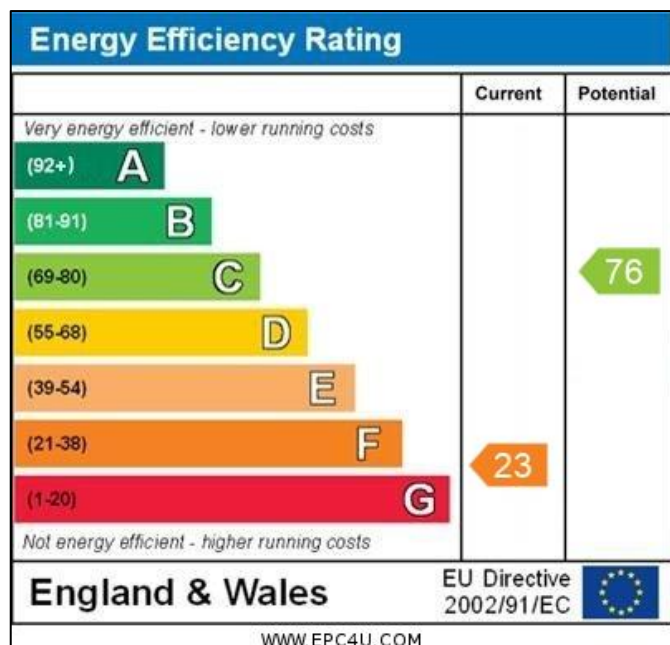
**DIRECTIONS** From the A30, heading towards Perranporth from the Truro A30 direction, there is a left hand turn signposted to Perrancoombe. Take the left hand turn descending this hill and as the road bends round to the right take the left hand turn, after a couple of hundred yards Windsor Cottage will be seen directly in front of you. As the road bears around to the right clearly visible with a Lillicrap Chilcott for sale board.

**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 purposes only.

