



Cogdat Cottage & An Bowji







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Mountjoy, Newquay, Cornwall, TR8 4LN

Newquay 4.4 miles A30(T) 3.5 miles Truro 14 miles

A tremendous opportunity to buy a pair of fully residential dwellings with gardens, recreational areas, orchards, vegetable gardens and pasture land – in total about 9.74 acres

- Private Drive & Parking
- Grade II Listed
- Adjoining Grounds, Orchards & Ponds
- Greenhouse, Potting Shed, Polytunnel
- Freehold
- 3 Bedroom Period Cottage & Garden
- 3 Bedroom Detached House & Garden
- Vegetable Garden - Some Planning Potential (stp)
- 3 Fine Pasture Fields - Total c.9.74 Acres
- Council Tax Band B & Rateable Value £3,800

Guide Price £895,000

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SITUATION

Well situated in the hamlet of Mountjoy between St Columb Minor and Quintell Downs, the property is well situated to access the north coast with its surfing beaches and coastal walks, Newquay Wadebridge and Padstow. Newquay Airport is about 5 miles and the A30(T), which offers trunk road class motoring facilities through the spine of Cornwall is about 3.5 miles..

The cathedral city of Truro is about 14 miles to the south being the retail, business and commercial centre of Cornwall.

SUMMARY DESCRIPTION

The sale of Cogdat Cottage and An Bowji presents a tremendous opportunity to purchase a highly versatile holding with a variety of assets suitable for multi-generational living, or generating a holiday or rental letting income. The current owners have successfully holiday let An Bowji over the last seven years.

Cogdat Cottage offers charm and character being a Grade II Listed building of Special Architectural or Historic Interest with ceiling timbers, old fireplaces and window-seats and outside gardens. An Bowji, which was constructed by the current sellers and completed in 2018, offers a delightfully presented three-bedroom modern residence with an enclosed dog friendly garden. Adjacent is land with mature deciduous trees (four with Tree Preservation Orders), wildlife areas including a wildlife pond, orchards, polytunnel, dedicated sizeable vegetable growing area and three good quality pasture fields with hedge boundaries and secondary road access.

In total the property extends to about 9.74 acres.

THE APPROACH

The approach to Cogdat Cottage and An Bowji is via a 5-bar timber gateway which opens to a gravelled private driveway to a car parking and turning area for a number of vehicles.

COGDAT COTTAGE

From the car parking area, a timber door opens to the garden to Cogdat Cottage over which is a path and steps which lead down to the cottage where there are expansive level paved areas to the front.

Of stone and cob and extended with block and stone in 2007, all under a slate roof, the attractive cottage includes on the ground floor a Kitchen and Breakfast Room with polished granite worktops with inlaid drainer to under-mounted ceramic sink with mixer tap, electric cooking range set in old fireplace recess, wine rack, vegetable baskets, corner dresser and space for freestanding refrigerator freezer.

Off the Kitchen and Breakfast Room is a Sitting Room with ceiling timbers, window seat and multi fuel burner set in raised fireplace recess and a Living Room with outlook to the front which runs to a passageway off which is a useful Utility Room/wc and downstairs Bedroom with En Suite Shower Room with shower cubicle, wc, pedestal washbasin, base level cupboards, non-steam Sauna and chrome heated towel radiator (not currently in working order).

From the downstairs Bedroom, steps lead up to a useful open Roof Space over with three skylights.

From the Kitchen and Breakfast Room stairs lead up to a small Landing, off which are two good sized Bedrooms and a Bathroom with large side filling bath, shower over, wc, shelving, part exposed ceiling timbers, pedestal washbasin and internal leaded and stained glass window. To the front of Cogdat Cottage is an attractive garden with raised paved seating area, pond, areas of lawn and stone wall raised flower/shrub bed running up to a Sycamore tree, beyond which are recreational areas.





AN BOWJI

Of block and slate construction, an Bowji offers inviting accommodation arranged over two storeys with an opaque glazed front door which opens to a Kitchen Area with matching range of Shaker style units with polished granite worktops, stainless single drainer sink unit with vegetable bowl and mixer tap and 4-gas rings (LPG) with contemporary extractor hood over, integral dishwasher and washing machine, built-in fan assisted oven and separate oven and grill and space for freestanding refrigerator. The kitchen opens to a spacious Living Room with high ceilings, wood-burner on slate hearth, double aspect including double doors opening to an outside seating area and turning stairs off to the first floor small galleried Landing over.

From the Living Room there is access through to an Inner Hall, off which is a Separate WC, two Bedrooms and a fine Wet Room with walk-in disabled friendly shower, wc, wide suspended washbasin with mirror with courtesy lighting over, shaver point and sun tube. On the first floor is a spacious vaulted Third Bedroom.

Outside is a high timber fenced enclosed garden which is dog friendly.

THE LAND

The land comprises areas of an Orchards (Apple, Cherry and Fig), a Polytunnel, a wildlife area with Pond, three fenced pasture Fields with mature hedge outer boundaries (the most south eastern field benefits from road frontage) and a vegetable growing area. Within the vegetable garden are a number of beds, a timber glass Perspex Greenhouse about 14'6 x 6'6 with an adjacent Potting Shed about 10' x 10' as well as a further small Garden Shed.

There may be some planning potential for residential development in the vicinity of the vegetable growing area - subject to all necessary consents and approvals.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water and electricity connected.

Private drainage via sewage treatment plants.

Oil-fired central heating to Cogdat Cottage and LPG central heating to An Bowji.

10 Photovoltaic panels on An Bowji are owned (not linked to the feed in tariff).

Broadband: Standard and Superfast available (Ofcom).

Mobile telephone: 02, Three, EE and Vodaphone limited inside and 02, Three, EE and Vodaphone available outside (Ofcom).

DIRECTIONS

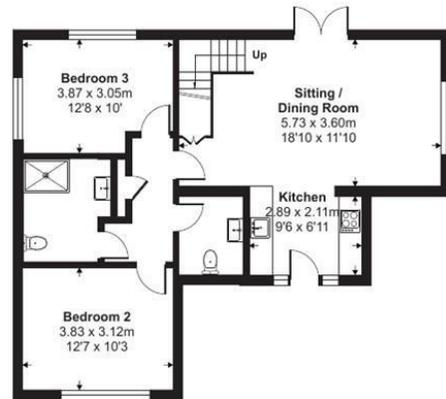
Travelling westbound on the A30(T) exit at the Highgate Hill junction for Newquay. Follow the road around underneath the A30 (T) and take the first left onto the A39(T) dual carriageway and drive down to the roundabout. At the roundabout go straight over onto the A392 continuing towards Newquay and drive for about 2.5 miles until reaching the hamlet of Mountjoy. Take the first turning to the right and Cogdat Cottage will be seen on the right-hand side after about 250 yards.

Approximate Area = 1360 sq ft / 126.3 sq m (excludes void & loft room)

An Bowji = 1006 sq ft / 93.4 sq m

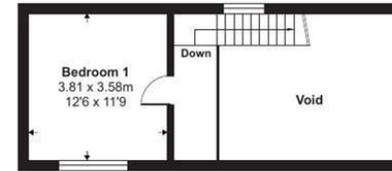
Total = 2366 sq ft / 219.7 sq m

For identification only - Not to scale

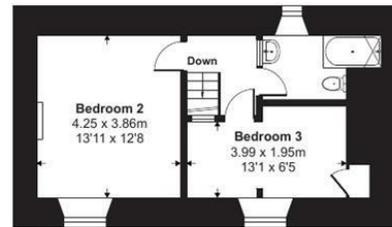


An Bowji - Ground Floor

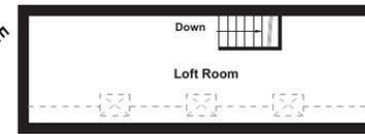
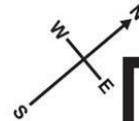
Denotes restricted head height



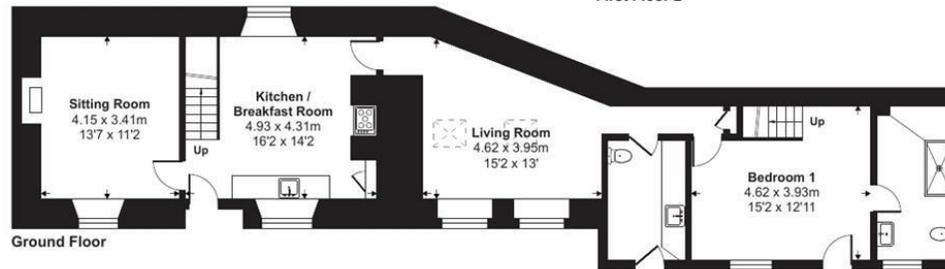
An Bowji - First Floor



First Floor 1



First Floor 2



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Stags. REF: 1240871



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



