



Cogdat Cottage & An Bowji,



Cogdat Cottage & An

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, grounds and polytunnel – in total about 1 acre

- Private Drive & Parking
- Grade II Listed
- Adjoining Grounds, Orchards & Ponds
- Polytunnel, Greenhouse & Potting Shed Shed
- Freehold
- 3 Bedroom Period Cottage & Garden
- 3 Bedroom Detached House & Garden
- Polytunnel,
- Total about 1 Acre
- Council Tax Band B & Rateable Value £3,800

Guide Price £795,000

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 fine opportunity to purchase a versatile property 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 are grounds with mature deciduous trees (four with Tree Preservation Orders), wildlife areas including a wildlife pond and polytunnel.

In total, the property extends to about 1 acre - with more land of up to a further 8.74 acres being available to the purchaser by way of additional negotiation. .

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 GROUNDS

The grounds include a wildlife area with Pond, recreational garden and a Polytunnel.

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

MORE LAND AVAILABLE

Up to a further 8.74 acres with dedicated vegetable growing areas, orchard, expansive recreational playing field and three good pasture fields are exclusively available to the purchaser by way of additional negotiation. 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

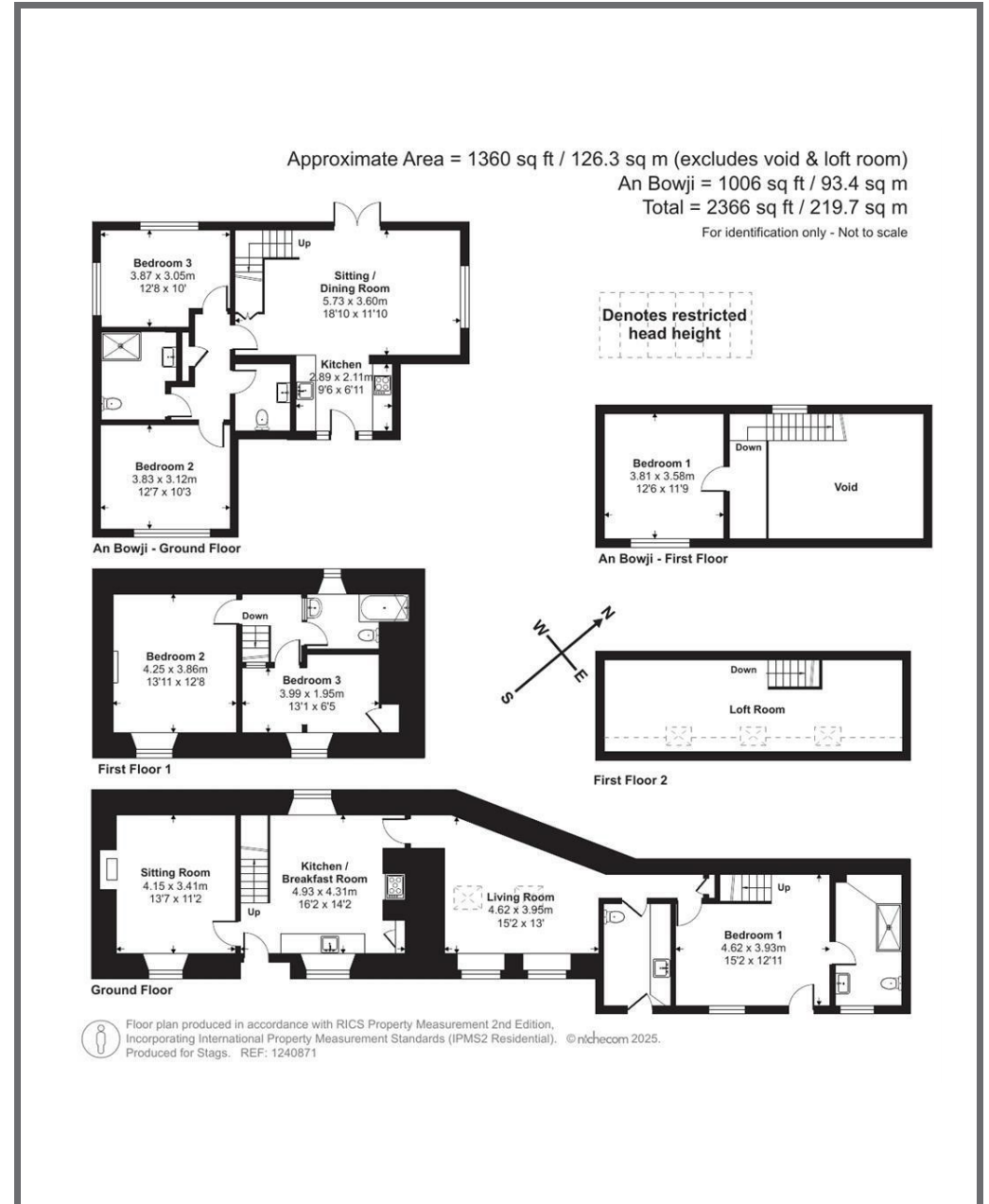


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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