

TREGONY, EDGE OF THE ROSELAND

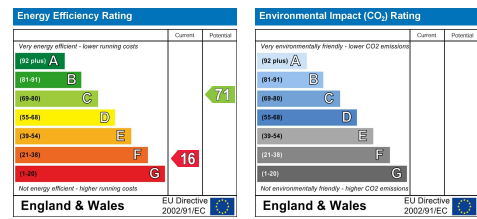


4 Tregony Hill, Tregony

KEY FEATURES

- Character Cottage
- Arranged over 4 floors
- Edge of Village Location
- Small Garden
- For Refurbishment
- Sitting and Dining room
- 4 Bedrooms
- Kitchen and Utility
- Bathroom
- Detached Former Dairy

ENERGY PERFORMANCE RATING



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HILL HOUSE, 4 TREGONY HILL, TREGONY, TRURO, TR2 5RU

VILLAGE COTTAGE FOR REFURBISHMENT

A traditional double-fronted character cottage with country views. Accommodation arranged over 4 floors and with a surprising level of accommodation. Sitting room, kitchen, dining room, 4 bedrooms, bathroom and utility.

For refurbishment but with huge potential.

Small iconic outbuilding - former dairy and further storage. Limited outside space/garden

First time on the market since 1891.

Freehold. EPC - G. Council tax - D

GUIDE PRICE £210,000

GENERAL REMARKS AND LOCATION

This interesting property has been passed down through generations of the same family since 1891. At first glance it would appear as a modest traditional cottage but being constructed on a hillside site and with the rooms arranged over four floors there is a surprising level of accommodation. It is set within the Tregony Conservation Area in the lower part of Tregony Hill and at the end of a short terrace of cottages. A small outbuilding (former dairy) perched on an outcrop of rock is an iconic feature as you enter the village.

Internally the accommodation comprises sitting room, kitchen, dining room, 4 bedrooms, bathroom and utility. There is also an integral store and further storage areas including an outside wc. There is only garden space to the front of the cottage.

Tregony is a thriving community, sometimes referred to as the "Gateway to the Roseland", and with local facilities including a post office/shop, pub, churches and both primary and secondary schools. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

THE COTTAGE

The original part of the cottage is largely stone built and rendered whilst the rear portion which was added in the mid 1970's is of conventional cavity block and very substantial. Most windows have replacement double glazing but fundamentally the property now requires

refurbishment and updating. It affords tremendous potential and could possibly be sub-divided to incorporate a self-contained suite.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR (at the front of the cottage)

SITTING ROOM

25'1" x 14'0" (7.65m x 4.29m)
entered directly at the front of the cottage and being the amalgamation of two former rooms and with fireplaces at each end. Stairs to the first floor and beamed ceiling.

KITCHEN

12'8" x 12'4" (3.88m x 3.77m)
with a range of units comprising base cupboards and drawers and also some wall mounted cupboards which are lattice glazed. Work surface with sink and drainer inset. Please note that the oil fired Rayburn is NOT OPERABLE and needs replacement.

DINING ROOM

14'0" x 7'10" (4.29m x 2.40m)
a dual aspect room with views across the valley. Radiator (latterly fed from the defunct Rayburn).

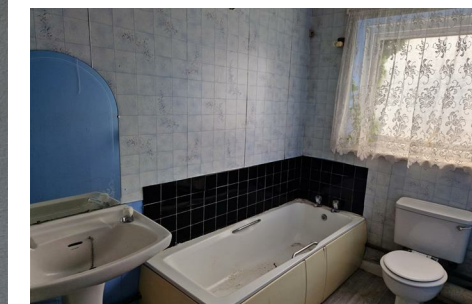
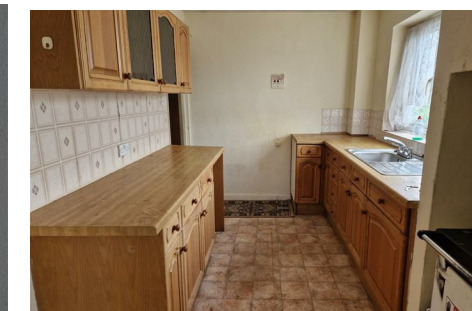
BATHROOM

10'5" x 5'7" (3.18m x 1.70m)
with bath, wash basin and wc. Airing cupboard with hot water cylinder and electric immersion heater.

FIRST FLOOR

LANDING

with boarded window needing replacement.



BEDROOM 1

14'7" x 13'5" (4.46m x 4.10m)
a well proportioned room with window looking to the front.

BEDROOM 2

11'9" x 8'5" (3.60m x 2.57m)
window to the front.

LOWER MIDDLE FLOOR

LANDING

with deep built-in cupboard and further stairs down to lower ground floor.

BEDROOM 3

14'0" x 10'9" (4.27m x 3.28m)
with two windows to the rear.

BEDROOM 4

14'0" x 8'4" (4.28m x 2.56m)
a dual aspect room with good views.

LOWER GROUND FLOOR

UTILITY ROOM

18'4" x 9'6" (5.60m x 2.92m)
with sink unit and plumbing facility for a washing machine. Walk-in storage cupboard. Door to the outside.

OUTSIDE

A garden at the front of the cottage lies on either side of a pedestrian pathway accessed directly from Tregony Hill. A flight of steps lined with Erigon (daisy type flowers) also leads up to the front alongside the FORMER DAIRY which

features a slate paved floor and slate side benches.

Adjoining the side elevation of the cottage there is an outside wc and fuel store whilst around to the rear there is an integral STORE.

Please note: there is potential to create a parking space with the realignment and demolition of these two small buildings adjoining the side of the cottage together with a right of access across the initial section of the neighbours driveway which is agreed in principle.

SERVICES

Mains electricity, water and drainage are connected. Oil Storage Tank (for Rayburn or replacement appliance). NB The electric circuit and appliances have not been tested by the agents but it is known that the Rayburn is inoperable.

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VIEWING

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DIRECTIONS

The property is easily located in the lower part of Tregony Hill with a "for sale" board erected.

