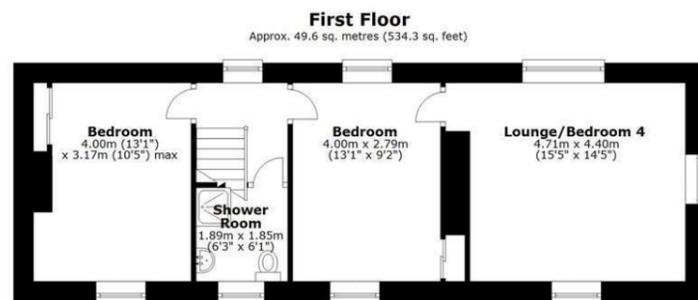


VERYAN



Total area: approx. 147.4 sq. metres (1587.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

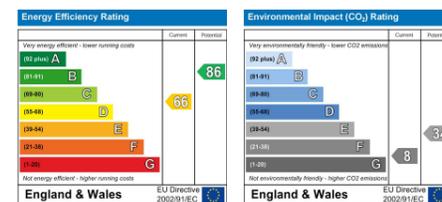
Tollyfrank, Pendower Road, Veryan



KEY FEATURES

- Four Bedrooms
- Kitchen/Dining Room
- Study
- Cloakroom
- Large Enclosed Garden
- Master En Suite
- Sitting Room
- Utility Room
- Shower Room
- Parking For Two Cars

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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TOLLYFRANK, PENDOWER ROAD, VERYAN, TRURO, TR2 5QL
SUBSTANTIALLY EXTENDED PERIOD COTTAGE IN POPULAR VILLAGE SETTING

A very attractive end of terraced cottage occupying a large plot and much larger than it looks. Three/four bedrooms, master with en suite, fabulous kitchen/dining/living room, sitting room, study, cloakroom, utility room and shower room.
Private enclosed garden with lots of mature shrubs, plants and lawn. Large rear patio. Plenty of parking and range of former piggeries.
Photovoltaic panels providing an income and reducing electricity running costs.
In need of general updating but offering huge potential.
Freehold. Council Tax Band E. EPC D.

GUIDE PRICE £545,000

GENERAL COMMENTS

Tollyfrank is a very attractive period cottage located close to the centre of Veryan on the Roseland Peninsula and within a short walk of the shop, post office and pub. Sandy beaches at Carne and Pendower are within a very short drive. The cottage has been extended substantially in recent years at the rear and is much larger than apparent from outside. It occupies a very large plot with private enclosed gardens, parking and includes a useful range of former piggery buildings. There are far reaching views from the rear over the surrounding countryside. Whilst Tollyfrank has been well cared for, it is now in need of modernisation, particularly at first floor level. There are three bedrooms and shower room on the first floor, the largest room has been used as a second sitting room and access is through the second bedroom. The ground floor is much larger and includes a fabulous kitchen/dining room, sitting room, study, utility room, cloakroom and master bedroom with ensuite.

Outside is a small front garden enclosed behind a stone wall and driveway parking for two cars. The larger rear garden is very private and enjoys views and a sunny aspect. There are dense boundaries, large lawn and many mature shrubs and plants. Photovoltaic panels reduce electricity costs and provide a useful income from the feed in tariff.

LOCATION

Veryan is a beautiful, picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, church, water gardens, inn, shop/post office, school and sports club. It provides ready access to both the coast and picturesque countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty. The harbour villages of Portloe and Portscatho are within easy reach as is the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust. The Cathedral City of Truro, the cultural centre of Cornwall, lies around thirteen miles distant with a comprehensive range of retail, administrative and leisure amenities together with the county's leading educational facilities. There is a main line rail connection to London Paddington at both Truro and St Austell together with regular flights departing for domestic and international destinations from Newquay Airport on the north coast.

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

ENTRANCE HALL

Half glazed entrance door. Stairs to first floor landing, electric meters and doors to study and sitting room.



STUDY

9'10" x 8'10" (3.00m x 2.71m)
Sliding sash window to front with blinds. Night storage heater, built in cupboard with shelving above and wall lights. Door to:

INNER HALLWAY

Understairs storage area, exposed beams, night storage heater and doorways to sitting room and:

UTILITY ROOM

9'10"im x 8'9" (3.0im x 2.67m)
Double glazed window to rear. Single drainer stainless steel sink. Door opening into rear garden and door to:

CLOAKROOM

Low level W.C., pedestal wash-hand basin, space and plumbing for washing machine, space for tumble drier, Megaflo unvented hot water cylinder. Inverter for photovoltaic panels. Heated towel rail. Extractor fan.

SITTING ROOM

14'2" x 10'9" (4.32m x 3.28m)
Feature inglenook fireplace incorporating woodburning stove with clome oven and timber lintel over. Exposed beams. Sliding sash window to front with blind. Deep cupboards in firebreast recess. Television and telephone points. Night storage heater.

KITCHEN/DINING ROOM

26'2" x 12'3" (8.00m x 3.75m)
A very large room, perfect for modern day living with ample space for kitchen, dining and sitting. Excellent range of shaker style base and eye level kitchen units. Two windows overlooking the rear garden and French doors opening onto the patio. Central Island unit with cupboards and drawers below. One and a half bowl sink/drain, integral appliances including electric oven, induction hob with stainless steel splashback, dishwasher, microwave/convection oven and freestanding fridge. Tiled floor. Glazed door to side driveway. Television point. Door to:

BEDROOM ONE

15'3" x 14'2" (4.65m x 4.32m)
Twin aspect with double glazed sliding sash windows to front and side with blinds. Television point. Door to

EN SUITE SHOWER ROOM

A modern white suite comprising low level w.c, vanity sink unit, shower



cubicle with fully tiled surround, heated towel rail, spotlights, Dimplex fan heater.

FIRST FLOOR

LANDING

With night storage heater, stained glass window overlooking the rear garden.

BEDROOM TWO

13'1" x 10'4" (4.00m x 3.17m)
Sliding sash window to front. Feature fireplace (currently blocked up). Built in wardrobe.

SHOWER ROOM

Comprising low level W.C, pedestal wash-hand basin, corner shower cubicle, extractor fan, heated towel rail. Dimplex fan heater. Window to front with blind.

BEDROOM THREE

13'1" x 9'1" (4.00m x 2.79m)
A twin aspect room with sliding sash windows to front and rear enjoying views of the rear garden. Built in wardrobe. Door to:

FIRST FLOOR LOUNGE/BEDROOM FOUR

15'5" x 14'5" (4.71m x 4.40m)
A twin aspect room with three windows enjoying far reaching views over the surrounding countryside. Night storage heater. Loft access.

OUTSIDE

Tollyfrank is approached from Pendower Road which leads from Veryan to Carne and Pendower beaches. A metal gate opens into the driveway providing parking for a couple of cars. A path leads into the front garden with lawn and continues to the front door. This garden is enclosed within an attractive low level stone wall and there are a selection of rose bushes. To the right of the driveway are four attractive single storey former stone piggeries which provide useful storage. There is a further piece of ground behind these buildings.

REAR GARDEN

The rear garden is mainly laid to lawn and interspersed with specimen shrubs and plants including lots of camellias, rhododendrons, laurels, magnolia as well as mature apple trees. Along the rear elevation is a terrace for sitting out accessed from the kitchen/dining room.

SERVICES

Mains water, electricity and drainage are connected.



N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the A3078 Tregony to St Mawes Road take the left-hand turning into Veryan and proceed through the village and into Pendower Road where the property will be found on the right-hand side just after the round houses.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

