



TOLCARNE COTTAGE

TOLCARNE

ST. DAY, REDRUTH,
TR16 5HA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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DETACHED COTTAGE WITH VERSATILE
ACCOMMODATION

Ample parking, garaging, car port and level, south facing
gardens.

Immaculately presented throughout with spacious
accommodation.

Convenient location in central Cornwall midway between
Truro, Falmouth and Redruth.

EPC - E

GUIDE PRICE £550,000

Philip Martin

PHILIP MARTIN

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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.

GENERAL COMMENTS

Tolcarne Cottage is a detached cottage which is situated in the leafy heart of the Cornish countryside, surrounded by fields and private gardens.

Tolcarne Cottage borders the historic village of St Day. Its rural location, on a quiet lane leading only to a bridle path, is largely untroubled by passing traffic save horseback riders and dog walkers. You'd never know the main A30, with its superb travel links to the best of Cornwall, is only a five minute drive. You can be in the fine cathedral hub of Truro within 15-20 minutes and the thriving port of Falmouth within 25 minutes. Both towns offer excellent choices of shops and restaurants.

St Day's central location gives you easy access to the surfing beaches of the north coast (Porthtowan 12mins, Perranporth 15mins) and the calmer waters of the south coast (Swanpool and Maenporth 25mins). The village sits on the beautiful 12-mile cycling/walking route between both coasts, while the numerous branches of the River Fal offer boat moorings, nature reserves and picturesque riverside hamlets, as well as many great restaurants and pubs.

The old mining village of St Day benefits from a primary school, Post Office, two general stores, a butcher, a doctors' surgery, a pharmacy and two pubs. Further amenities are offered by the nearby villages of Chacewater and Carharrack. The well-maintained grounds of the local football and cricket club regularly host local teams, and St Day is renowned for its community spirit; the Parish Council vigorously champions the village environment, yet you need feel no obligation to participate. In short, Tolcarne Cottage offers you a way of life as serene and fulfilling as you could wish for.



THE PROPERTY

This is a beautifully presented character property which offers versatile accommodation which could suit a range of the market. The first floor is separated with two staircases, the master bedroom with an en-suite is located to the east side of the property whilst two further bedrooms, one with an en-suite are situated to the other end. The property has light and

spacious accommodation with three reception rooms, the lounge with a lovely fireplace with woodburning stove.

The farmhouse style kitchen/breakfast room is an excellent space, fitted with a range of units and cupboards. All bathrooms are well appointed and the property is in superb condition overall. There is ample parking, garage and two carports as well as south facing gardens which are private and secure, safe for children and pets.

Philip Martin



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

ENTRANCE HALL

Hall with stairs to first floor and master bedroom.

KITCHEN

5.52 x 4.59 (18'1" x 15'0")

DINING ROOM

4.56 x 2.91 (14'11" x 9'6")

SITTING ROOM

5.19 x 2.98 (17'0" x 9'9")

LOUNGE

4.84 x 4.22 (15'10" x 13'10")

Feature fireplace with stove. Stair case to first floor.

UTILITY

2.37 x 2.23 (7'9" x 7'3")

BATHROOM

2.81 x 1.57 (9'2" x 5'1")

FIRST FLOOR

MASTER BEDROOM

4.64 x 3.73 (15'2" x 12'2")

EN-SUITE

BEDROOM 2

3.65 x 3.10 (11'11" x 10'2")

EN-SUITE

2.16 x 1.53 (7'1" x 5'0")

BEDROOM 3

3.26 x 3.08 (10'8" x 10'1")

OUTSIDE

The property is approached via a driveway which provides parking for several vehicles and access to

the garage and car ports. Access around the property to the rear gardens which are level and mainly lawned with a patio area for sitting out as well as a greenhouse and garden shed.

CAR PORT

7.03 x 5.04 (23'0" x 16'6")

GARAGE

7 x 4 (22'11" x 13'1")

SERVICES

Mains water and electricity. Mains drainage. Oil central heating.

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 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

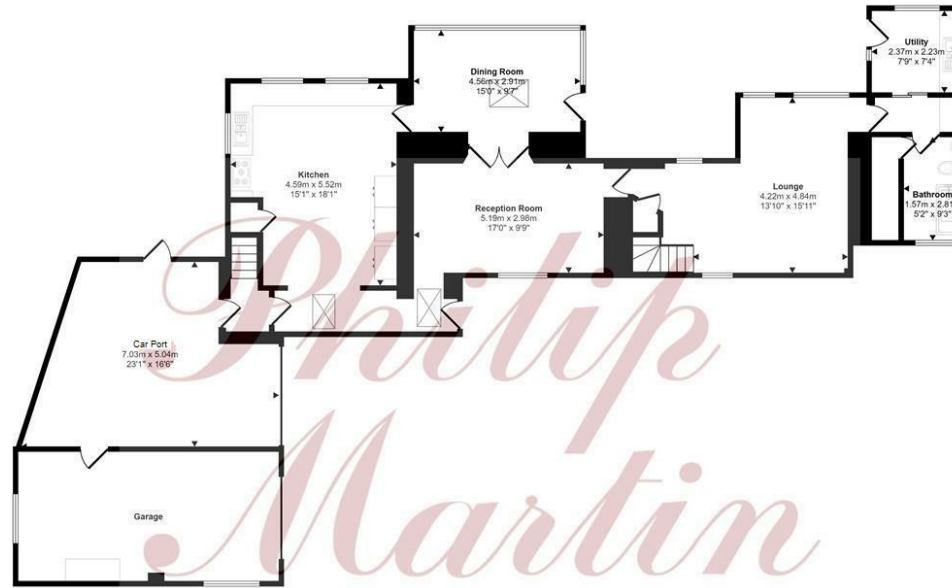
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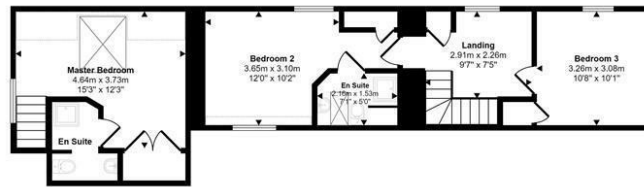
DIRECTIONS

Proceed through St. Day village in a westerly direction towards Vogue and just before the public house (The Star Inn at Vogue) turn left into Tolcarne Road. At the end of this road turn right and look out for the property on the left hand side.

Approx Gross Internal Area
238 sq m / 2458 sq ft



Ground Floor
Approx 168 sq m / 1804 sq ft



First Floor
Approx 61 sq m / 654 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Scope of items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		74	40
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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