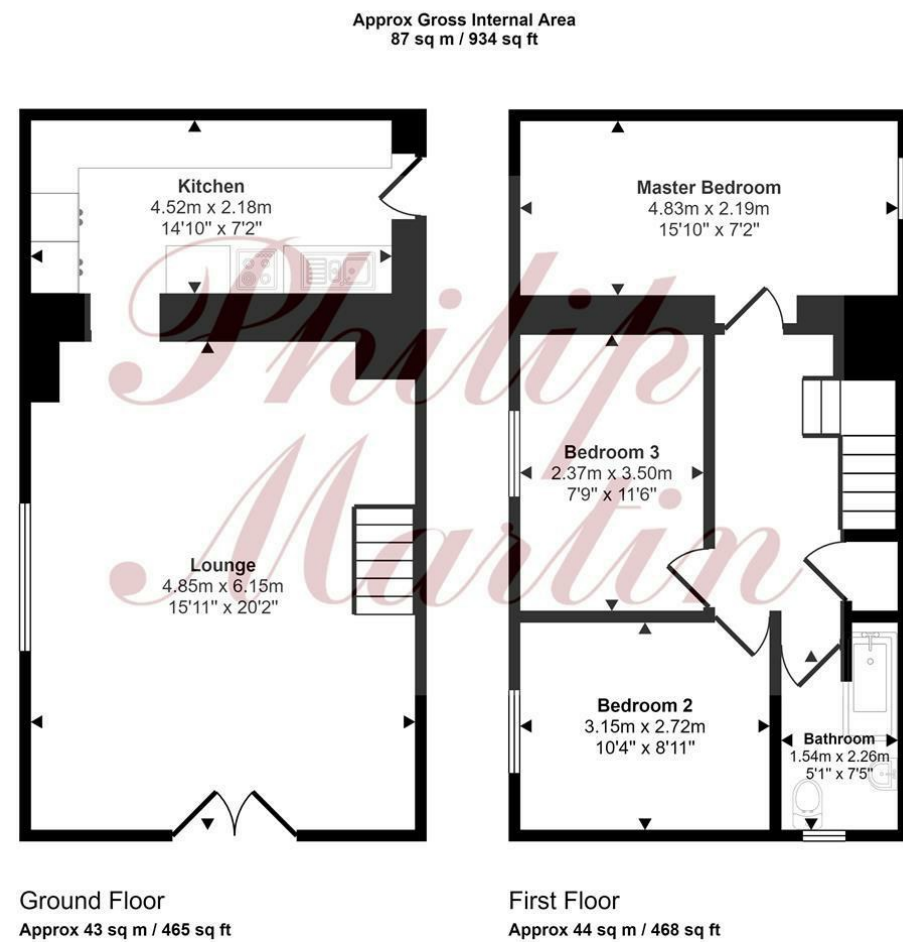


TUCOYSE, TREGONY, TRURO

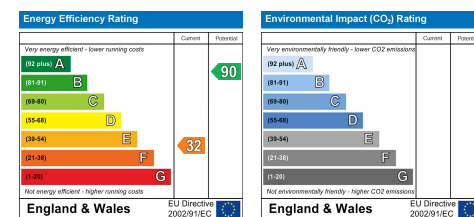


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

**KEY FEATURES**

- 3 Bedrooms
- Kitchen
- Parking For Two Cars
- Rural Location
- Lounge/Dining Room
- Bathroom
- Gardens
- In Need of TLC

**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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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**MORWENNA COTTAGE TUCOYSE, TREGONY, TRURO, TR2 5SJ**

**MIDDLE TERRACED BARN CONVERSION**

Located in a picturesque setting part way between Tregony and Mevagissey, this mid terrace barn conversion is an ideal permanent home, lock-up-and-leave holiday home or an investment holiday letting property with income potential. Open plan lounge/dining room, kitchen, three double bedrooms and a bathroom. Two parking spaces, patio, lawned gardens, access to communal gardens and a communal store. EPC - TBC

GUIDE PRICE £325,000

## GENERAL COMMENTS

Morwenna Cottage is a charming three bedroom mid terrace cottage situated in the wonderful rural hamlet of Tucoyse on the edge of the Roseland Peninsula with close proximity to the nearby village of Tregony. This complex of individual properties is very attractive and in all the accommodation comprises an open plan lounge/dining room, kitchen, three bedrooms and a bathroom. The property is now in need of some general TLC however offers a large garden which backs on to fields and there is the option that the gardens are maintained by the residents association which would incur a charge. There are two allocated car parking spaces.

## SERVICE CHARGE

We are informed by the owners that there is a service charge of circa £400.00 per year which includes cutting the grass of the gardens and communal areas and drainage. The current owners do not pay for their own garden to be cut so the charge is lower.

## LOCATION

The nearby village of Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about eight miles from Truro with local facilities including general store, public house, churches and both primary and secondary schools. Scenic attractions of the Roseland peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. It is ideally situated for riding, sailing and other water pursuits and many of the beaches and coastal land around the peninsula are owned and protected by the National Trust. Newquay airport is about thirty five minutes driving distance, there is a main line railway link to London (Paddington) at Truro and St. Austell.



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

## OPEN PLAN LOUNGE/DINING ROOM

16'4" x 20'6" (5m x 6.27m)  
Including stairs to first floor. Open beam ceiling. Window to side elevation. Electric wall heater.

## KITCHEN

14'8" x 7'1" (4.49m x 2.17m)  
Fitted with a range of wall, base and drawer units with tiled work surface over. Cooker connection point with extractor hood over. Window and stable door to side elevation. Electric wall heater. Stainless steel top sink and drainer unit. Open beam ceiling. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Electric wall heater. Access to loft. Airing cupboard with hot water storage cylinder.

### BEDROOM ONE

11'7" x 8'0" (3.55m x 2.44m)

### BEDROOM TWO

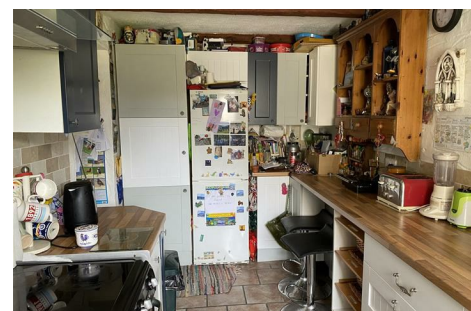
15'0" x 7'1" (4.58m x 2.18m)

### BEDROOM THREE

10'9" x 8'5" (3.29m x 2.59m)

### BATHROOM

White suite comprising:- low level W.C, pedestal wash



hand basin and panelled bath with shower over. Part tiled walls. Frosted window to front elevation. Electric wall mounted fan heater. Extractor fan.

## OUTSIDE

The driveway is approached via a five bar gated access. Communal gravelled parking area with two allocated parking spaces for the property marked with the name of the property. Outside light. Gravelled shared walkway leading to the property.

Directly in front of the property there is a paved patio area with space for a table and chairs.

Steps lead to the main lawned garden with a clothes drying area with space for a rotary line. Conifer trees on the far boundary that backs onto fields.

There is a communal garden area with area of lawn with flowerbed borders planted with various plants, shrubs and trees. Gravelled pathways. Communal garden store. Five bar gate giving access from the road.

## 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.

## SERVICES

Mains water and electricity. Private drainage.

## 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.

## COUNCIL TAX

BAND C.

## DIRECTIONS

From the A390 Truro to St. Austell road take the B3287 towards Tregony. Take the left hand turning signposted Portholland and Caerhayes opposite the turning to Gargus Farm. Continue along this road for a mile and take the right hand turn signposted Tucoyse Farm. Proceed along this lane and the cottage can be found on the right hand side.