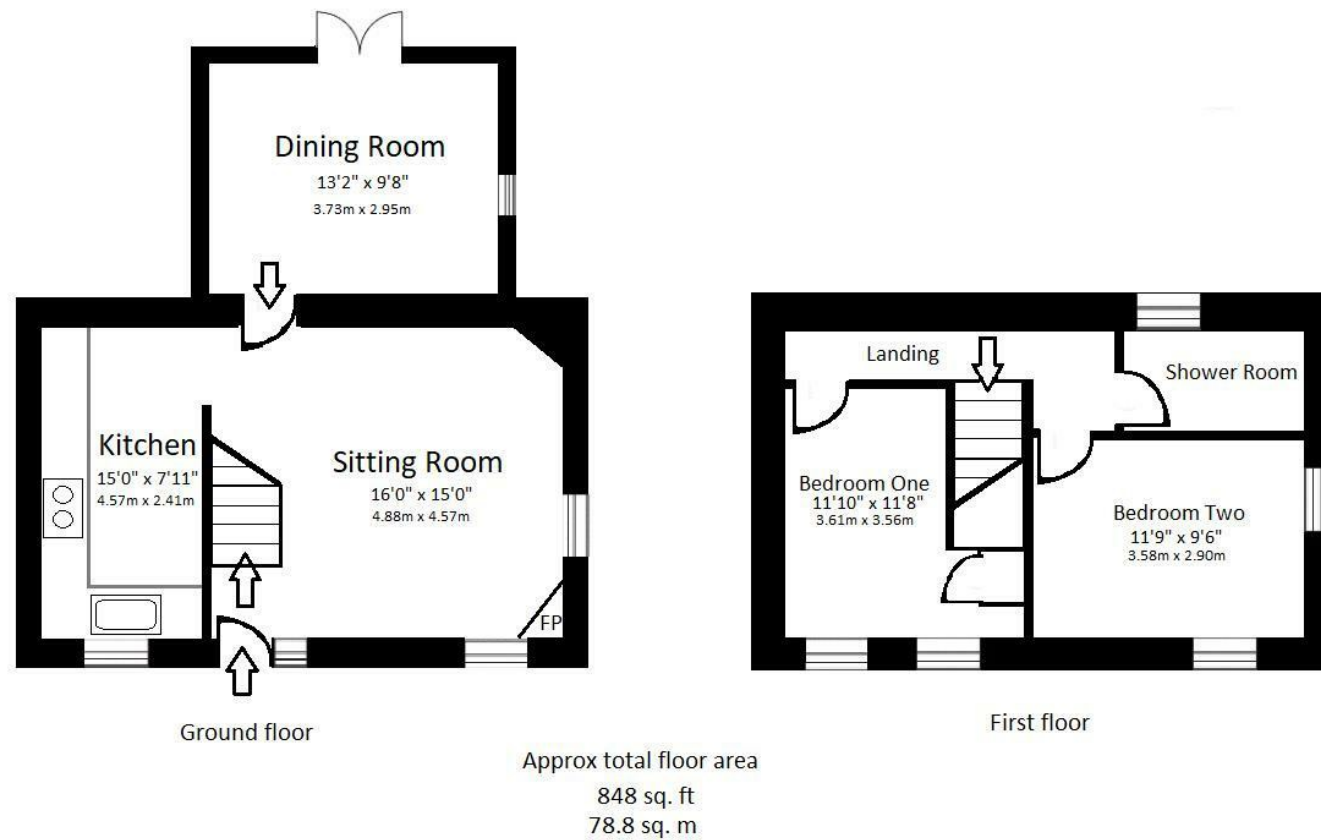


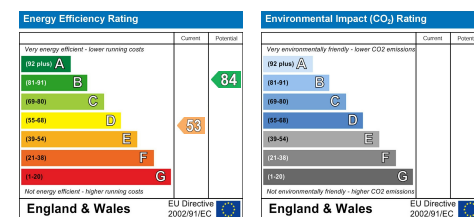
TUCOYSE FARM, TREGONY, TRURO



**KEY FEATURES**

- Rural Location
- Sold With No Chain
- 2 Bedrooms
- Sitting Room
- Barn Conversion
- Large Lawned Garden
- Dining Room
- Kitchen

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

**END TERRACED BARN CONVERSION**

Located between Tregony and Mevagissey, Tucoyse is a beautiful rural hamlet. Lamorna is an end terrace barn conversion, currently used as a holiday let but also an ideal permanent home, investment property or bolt hole. In all comprising:- a dining room, sitting room, kitchen, two bedrooms and a shower room. Full of character and to be sold with no onward chain, early viewing is essential.

EPC-E. Freehold. Council tax- N/A.

GUIDE PRICE £295,000

www.philip-martin.co.uk

## GENERAL COMMENTS

Lamorna is a characterful two bedroom end terrace cottage situated in the rural hamlet of Tucoyse on the edge of the Roseland Peninsula within close proximity to the nearby village of Tregony. Period features include deep window alcoves and beams. This complex of individual properties is very attractive and in all the accommodation comprises a dining room, sitting room, kitchen, two bedrooms and a shower room. The property has been used as a holiday let in its most recent years but will be sold with no onward chain. There is a large garden opposite the property which has a summerhouse and lawned area. There is two parking spaces available.

## 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.

## LOCATION

The nearby 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.

## GROUND FLOOR



## DINING ROOM

13'2" x 9'8" (4.01m x 2.95m)  
French doors into the dining space with tiled flooring, wall mounted radiator, window to the side and ceiling mounted light. Steps up to:-

## SITTING ROOM

16'0" x 15'0" (4.88m x 4.57m)  
A bright dual aspect room with window to the side and window and door to the rear. Continuation of tiled flooring, stone TV unit, wood burning stove with slate hearth. Ceiling mounted light and stairs rising to the first floor.

## KITCHEN

15' x 7'11" (4.57m x 2.41m)  
A cottage style kitchen with a range of base and eye level units including cleaning cupboard. Wooden worktops with tiled splashbacks. Electric oven with four ring hob and extractor over. Integrated Indesit dishwasher, washing machine and fridge freezer. Stainless steel sink and drainer unit. Window to the rear, wall mounted radiator and tiled flooring.

## FIRST FLOOR

### BEDROOM ONE

11'10" x 11'8" (3.61m x 3.56m)  
A dual aspect master bedroom with carpeted flooring, wall mounted radiator and loft hatch.

### BEDROOM TWO

11'9" x 9'6" (3.58m x 2.90m)  
A dual aspect room with carpeted flooring, wall mounted radiator and loft hatch. Built in storage cupboard.



## SHOWER ROOM

Tiled to half height with low level W.C, pedestal hand wash basin and enclosed shower unit (electric Mira sport shower). Window to the side, heated towel rail and laminate flooring.

## OUTSIDE

Lamorna boasts a large lawned garden opposite the property. Although currently not enclosed, a new owner may wish to do so. There is a beautiful weeping willow tree which adds to the rural feel with fields rolling behind the rear boundary. There is useful summerhouse which can be utilised for storage or makes a great artists studio.

## SERVICES

Mains electricity and water. Private drainage.

## N.B

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

## COUNCIL TAX/TENURE

Council tax- N/A  
EPC-E.  
Freehold.

## 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.

## 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.

## 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.