



THE OLD ROCKET BARN  
WELLINGTON TERRACE

PORTSCATHO,  
CORNWALL TR2 5HN

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# THE OLD ROCKET BARN WELLINGTON TERRACE

PORTSCATHO TRURO  
CORNWALL TR2 5HN

A PERFECT RETREAT IN THE HEART OF PORTSCATHO

A gorgeous two bedroom single storey property comprising a main house and an annex which also comes with planning permission to develop further into an independent annex, ideal for letting or for guests.

Parking for 2 cars with a private landscaped garden.

Sold with no chain and vacant possession.

EPC - D. Council Tax - C. Freehold

GUIDE PRICE £550,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



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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

The Old Rocket Barn is a gorgeous and completely unique single storey property which is situated in the heart of Portscatho just metres away from the Square, the Plume of Feathers and the harbour.

The property also has parking for two cars and a bedroom annexe provides a second bedroom which also comes with planning permission to develop further into an independent annex, ideal for letting or for guests.

### THE PROPERTY

The property offers beautifully presented accommodation and perfect as a lock up and leave bolt hole, a holiday let or even a full time home, tucked away in a quiet and private location just behind Wellington Terrace.

There is an open plan living space incorporating a kitchen, dining area and lounge with doors opening onto the south west facing private landscaped garden.

Completely secluded this is an oasis, ideal for entertaining and sitting out. The former garage has been converted into a second bedroom annexe however this could provide a great space as a home office or garden room. This building also has planning for further development into a self contained annex with living room, bedroom, bathroom and potential kitchenette.

### PLANNING

PA20/11393 | The formation of an attic bedroom/store over existing single storey annexe. Please use the Cornwall Council Planning Portal and search using the planning reference number.

From the garden there is a pedestrian gate which opens onto the parking area and provides driveway parking for 2 cars/boat.

The pedestrian entrance to the property from Wellington Terrace is found between 1 and 2 Wellington Terrace and it should be noted that there are two store rooms beneath the property which are leased to adjoining properties.



### PORTSCATHO

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school, butcher and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry.

Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

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

OPEN PLAN LIVING ROOM





#### SITTING ROOM

3.95 x 3.5 (12'11" x 11'5")

French double doors opening to the garden. Fabulous vaulted ceiling with exposed timber beams and under floor heating.

#### KITCHEN/DINING ROOM

3.72 x 3.15 (12'2" x 10'4")

Fitted with a range of units with a worktop over, sink inset. Electric oven and hob with extractor fan. Integrated fridge/freezer.

#### BEDROOM

3.5 x 3.3 (11'5" x 10'9")

With the wonderful vaulted ceilings, French style patio doors opening onto the courtyard garden. Walk in wardrobe with pressurised hot water cylinder and loft access.

#### EN-SUITE

2.16 x 2.00 (7'1" x 6'6")

A white suite with bath, w.c., wash hand basin, heated towel rail. Window to courtyard.

#### OUTSIDE

The driveway provides access to the parking area which offers parking for 2 cars or space for a boat. A timber pedestrian gate opens to the courtyard garden which is well established with attractive planting gives this private and secluded space a sub tropical feel and facing west it enjoys a warm and sunny aspect for the majority of the day. The path leads to the decked terrace, laid with low maintenance decking as well as the patio. In turn there is access to the rear path to Wellington Terrace as well as the annexe.

#### ANNEXE

This former garage has been converted into a bedroom annexe with

#### BEDROOM/LOUNGE

4.50 x 2.95 (14'9" x 9'8")

Electric radiator.



#### EN-SUITE

2.4 x 2.07 (7'10" x 6'9")

Shower with extractor fan, towel rail, w.c., wash hand basin and plumbing for washing machine.

#### STORE

2.1 x 2.07 (6'10" x 6'9")

A potential kitchen.

#### SERVICES

Mains water, electricity and drainage.

#### AGENTS NOTE

It should be noted that while the Rocket Barn is freehold, at the rear of the property then is an undercroft with two storage areas leased to adjacent properties.

#### 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.

#### 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.

#### DIRECTIONS

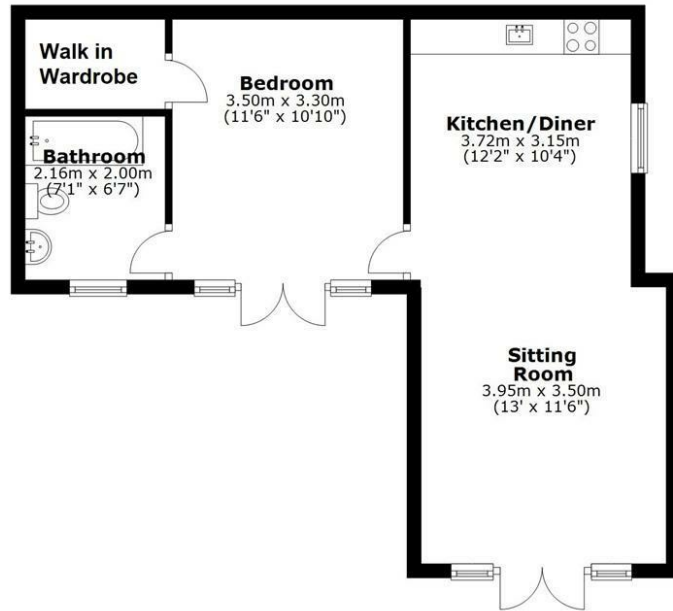
From the square the pedestrian access path can be found between 1 and 2 Wellington Terrace. The parking area can be accessed from the Quarry Road. Proceeding up the hill from the square and turning left opposite the turning into New Road. The driveway is on the left hand side just after the timber bungalow.

#### COUNCIL TAX

Band C



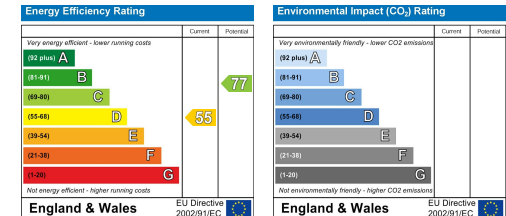
**Ground Floor**  
Approx. 68.1 sq. metres (733.2 sq. feet)



Total area: approx. 68.1 sq. metres (733.2 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.

**The Old Rocket Barn, Portscatho**



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