



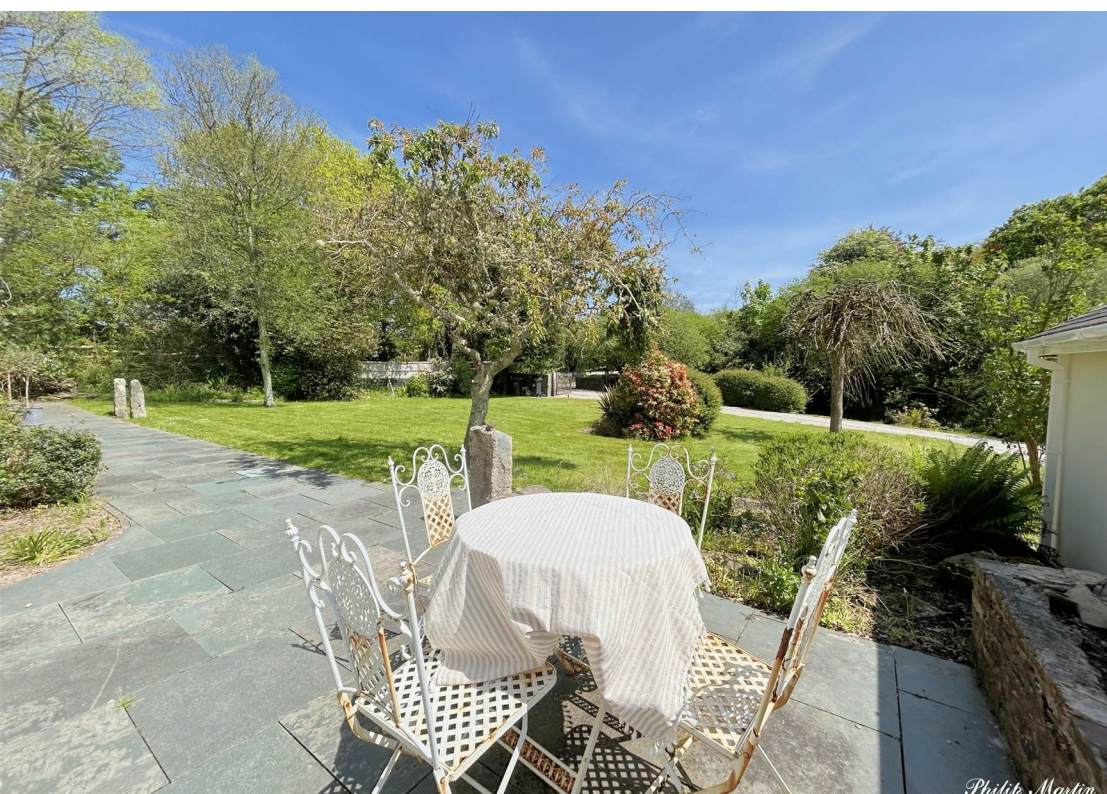
FREEWATER COTTAGE

PROBUS, TRURO,
CORNWALL TR2 4HL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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FREEWATER COTTAGE

PROBUS TRURO
CORNWALL TR2 4HL

DETACHED COTTAGE, STUDIO/ANNEXE,
GYM/OFFICE & DOUBLE CAR PORT

Situated in a delightful semi rural setting midway between
Tregony and Probus.

A four bedroom character cottage together with a range of
useful buildings including a studio/annexe, gym/office and
double car port as well as lawned gardens.

The house occupies a site of approx 1/3 of an acre and
rents a further 2 acres of gardens and land from the
Trewarthenick Estate.

GUIDE PRICE £795,000

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

Freewater Cottage is a beautiful four bedroom cottage which is nestled in a lovely setting midway between Tregony and Probus, close to the fabulous Roseland Peninsula. The cottage offers lifestyle opportunity with a stunning studio/annexe offering additional accommodation or a potential income as well as a detached gym which could be utilised in several ways, it would make a superb home office.

The attractive approach into Freewater Cottage opens onto a open level garden with lovely views down through the beautiful valley beyond.

The property is incredibly charming, with a south easterly aspect the cottage benefits from a good degree of light throughout all of the principle rooms. The kitchen is very attractive with hand built units and has potential, if a larger kitchen was required, to incorporate the dining room which flows nicely into the conservatory and in turn out into the garden for entertaining.

The bedrooms are set out over two floors with the master on the ground floor with the en suite and dressing room. The first floor offers two double bedrooms, a single bedroom as well as a very spacious bathroom.

To the side of the conservatory is a lovely patio with views down through the valley beyond. There is a separate utility room a fabulous studio/annexe, perfect for guests or for letting and it has most recently been used as a very spacious home office. This has an en suite and could be very easily fitted out with a kitchenette if required (Subject to consents) and then used for letting to provide an income. The annexe also benefits from a photovoltaic solar panel system.

Furthermore there is a double car port.

FURTHER LAND

There are 2 acres of gardens and grounds (edged blue on the plan) that run in a south westerly direction from the property which is currently leased from the Trewarthenick Estate. Further details are available via the agent.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.



TREGONY

Tregony is sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscaitho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

ROSELAND PENINSULA

The spectacular Roseland Peninsula is just a short drive to the south, renowned for its access to the fabulous sailing waters of the Carrick Roads, as well as offering many spectacular beaches, picture perfect hidden away fishing villages and some truly breathtaking scenery along the Roseland Heritage Coast.

The picturesque harbour village of St Mawes sits at the end of the Roseland and has long been one of Cornwall's most desirable and exclusive destinations. St Mawes also offers an excellent choice of restaurants, pubs and bars with the renowned Tresanton and Idle Rocks Hotels.



TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

THE COTTAGE

ENTRANCE HALLWAY

6.23 x 1.28 (20'5" x 4'2")

SITTING ROOM

5.07 x 2.93 (16'7" x 9'7")

CONSERVATORY

4.36 x 3.42 (14'3" x 11'2")

KITCHEN

4.9 x 2.34 (16'0" x 7'8")

INNER HALL

3.71 x 1.49 (12'2" x 4'10")

LOUNGE

4.22 x 3.89 (13'10" x 12'9")

HALL

BEDROOM

4.14 x 2.74 (13'6" x 8'11")

DRESSING ROOM

SHOWER ROOM
2.25 x 1.78 (7'4" x 5'10")

FIRST FLOOR

BEDROOM

4.13 x 2.94 (13'6" x 9'7")

BEDROOM

3.36 x 3.18 (11'0" x 10'5")

BEDROOM

2.96 x 2.05 (9'8" x 6'8")

FAMILY BATHROOM

4.61 x 2.92 (15'1" x 9'6")

OUTSIDE

The property is approached via a driveway which leads to the parking area, carport garage and gym. A lawn lies

immediately to the front of the cottage with access to the patio alongside the conservatory. From here the studio/annexe is found.

STUDIO/ANNEXE

6.53 x 4.56 (21'5" x 14'11")

Currently used as a home office and guest room however offering huge potential to create a letting unit, ideal to provide an income. With built in hot tub.

EN-SUITE

UTILITY

3.37 x 2.74 (11'0" x 8'11")

GYM/OFFICE

4.92 x 4.77 (16'1" x 15'7")

Currently used as a gym however perfect as a home office.

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

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.

SERVICES

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

TENURE

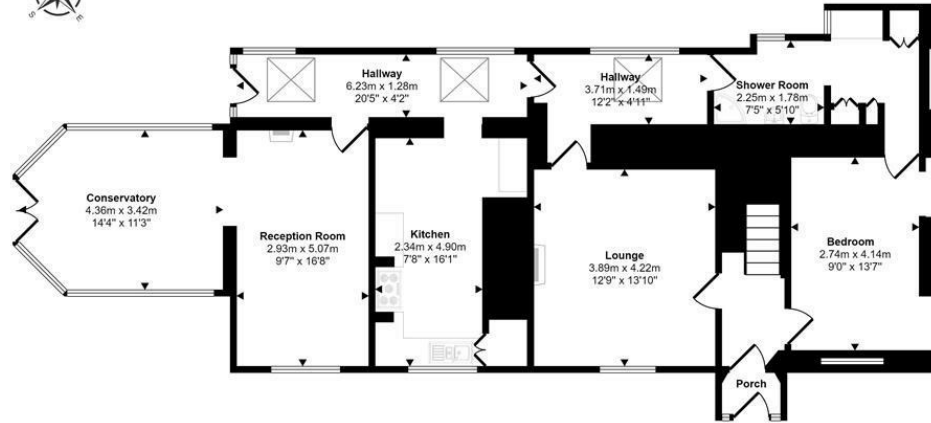
Freehold.

COUNCIL TAX

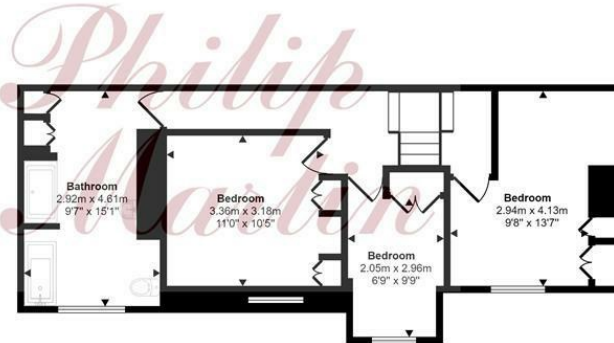
Band F.



Approx Gross Internal Area
239 sq m / 2577 sq ft

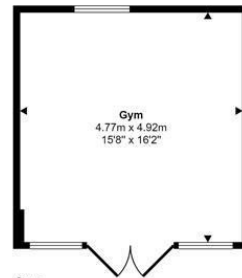


Ground Floor
Approx 119 sq m / 1283 sq ft

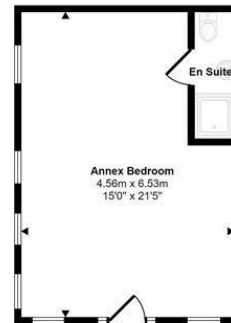


First Floor
Approx 57 sq m / 617 sq ft

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.



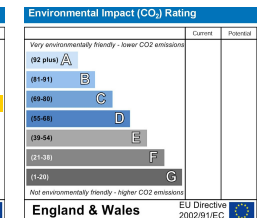
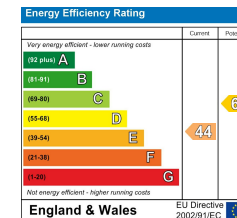
Gym
Approx 23 sq m / 252 sq ft



Annex
Approx 30 sq m / 325 sq ft



Utility
Approx 9 sq m / 100 sq ft





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