



# TRELUGGAN FARM COTTAGE

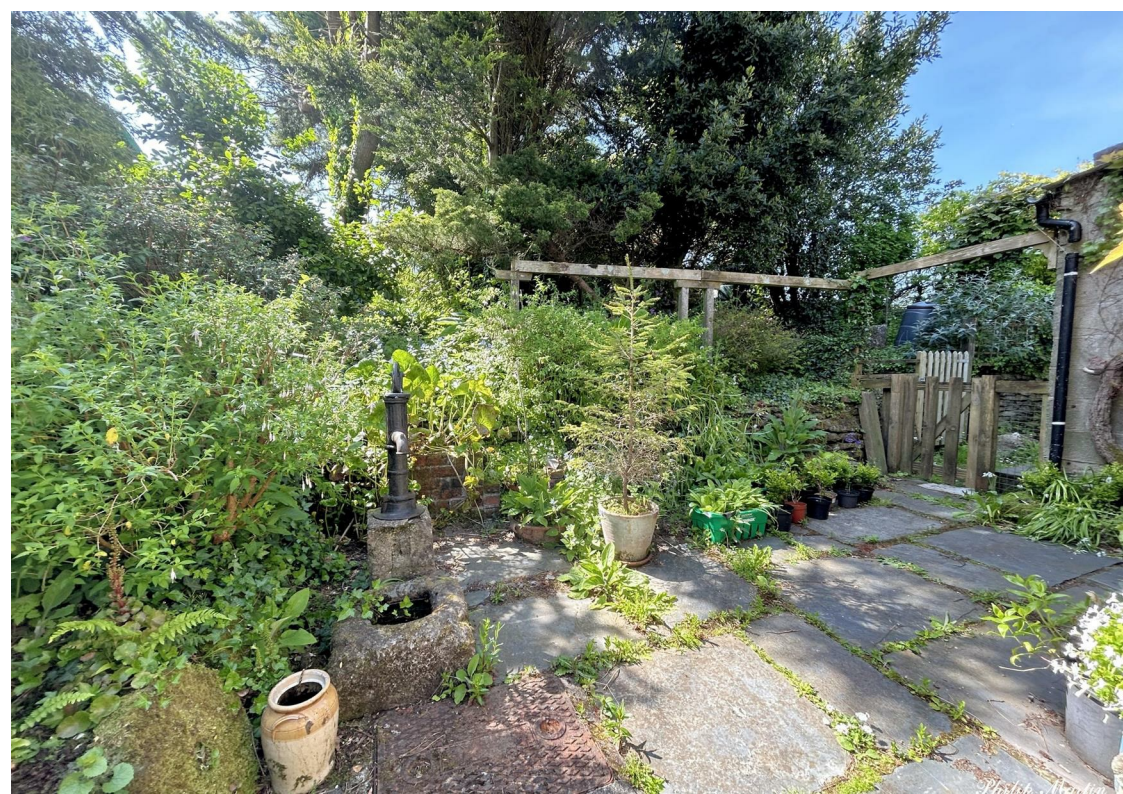
RUAN HIGH LANES, TRURO,  
CORNWALL TR2 5LP

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# TRELUGGAN FARM COTTAGE

RUAN HIGH LANES TRURO  
CORNWALL TR2 5LP

DETACHED ROSELAND COTTAGE IN 1/3 OF AN ACRE  
GARDENS

Situated in a quiet rural hamlet deep within the Roseland Peninsula.

An attractive and pretty cottage set in a private plot offering huge potential.

3 bedroom accommodation with sitting room, dining room and kitchen.

Several outbuildings including a large and useful shed. Ample parking.

Council tax- E. Freehold. EPC- E.

GUIDE PRICE £620,000

*Philip Martin*

PHILIP MARTIN

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## GENERAL COMMENTS

Situated in a delightful rural hamlet, just in land from the sea is this charming detached cottage. Set in attractive secluded gardens extending to approximately one third of an acre, the whole property enjoys privacy, peace and quiet.

The property is one of a small group of properties tucked away deep in the Roseland countryside yet just over a mile from the south Cornish coast and the beaches of Pendower and Carne.

The cottage is full of charm and character with well proportioned rooms well presented with a wealth of period features, including beamed ceilings and an inglenook fireplace with clome oven. The accommodation includes sitting room, dining room, kitchen and utility. The first floor includes three double bedrooms and bathroom.

Outside are enclosed gardens and larger than first apparent with several separate areas, outbuildings and a large shed. A driveway provides parking for several cars.



## LOCATION

Treluggan is a very pleasant and rural historic hamlet in the heart of the Roseland, 10 minutes' walk to the South West coastal footpath and access to secluded beaches and bathing pools, with a leisurely walk to Porthcurnick beach and the very popular Hidden Hut. Approximately 6 miles away is the unspoilt

fishing and sailing village of St Mawes. This has a range of shops, banks hotels and restaurants including the famous Tresanton Hotel and also the Idle Rocks Hotel, plus doctor and dentist surgeries and a pharmacy. The whole of the Roseland Peninsula is on the doorstep, an Area of Outstanding Natural Beauty, with much National Trust property,

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fine beaches, coastal features and lovely countryside. The sandy beaches of Pendower and Carne are only a mile's drive away. The Cathedral City and county administrative centre of Truro is 10 miles away view the King Harry Ferry (14 miles by road) and the old port of Falmouth and also St Austell are within easy reach.

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

#### SITTING ROOM

4.69 x 4.03 (15'4" x 13'2")

#### DINING ROOM

4.17 x 3.74 (13'8" x 12'3")

#### KITCHEN

4.45 x 2.53 (14'7" x 8'3")

#### UTILITY

3.74 x 1.40 (12'3" x 4'7")

#### FIRST FLOOR

#### BEDROOM 1

4.02 x 3.36 (13'2" x 11'0")

#### BEDROOM 2

2.99 x 2.93 (9'9" x 9'7")

#### BEDROOM 3

3.02 x 2.58 (9'10" x 8'5")

#### BATHROOM

2.99 x 1.83 (9'9" x 6'0")



#### OUTSIDE

The property has a parking area with space for 3 cars as well as a space to the rear of the cottage for another vehicle. The gardens are in several parts but offer tremendous potential.

#### OUTBUILDINGS

There is a range of small useful outbuildings, ideal as garden stores.

#### SHED

A large shed offers tremendous potential for further development either as extra accommodation or as a home office.

#### SERVICES

Mains water, electric. Oil fired central heating. Private drainage.

#### COUNCIL TAX

Band E.

#### TENURE

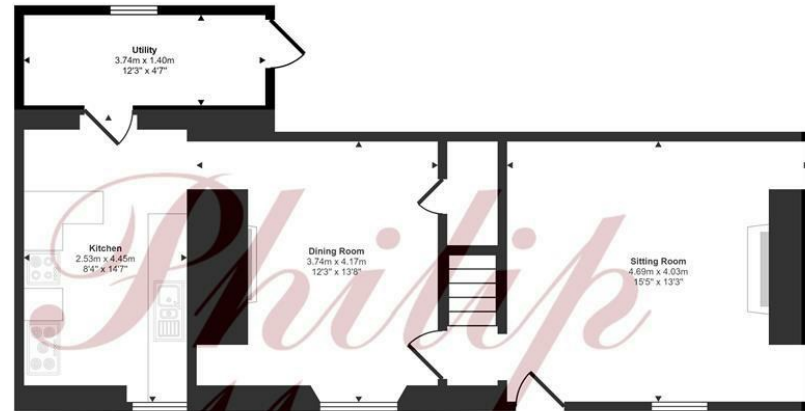
Freehold.

#### DATA PROTECTION

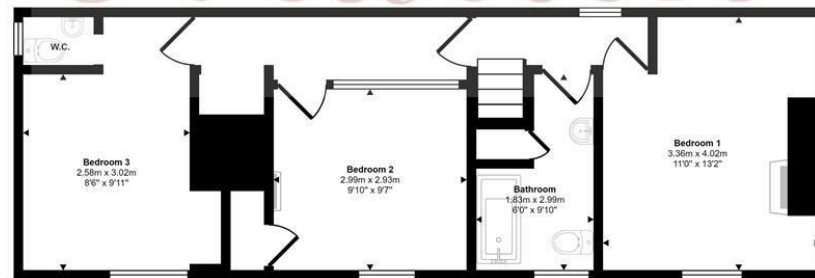
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Approx Gross Internal Area  
106 sq m / 1142 sq ft



Ground Floor  
Approx 57 sq m / 610 sq ft



First Floor  
Approx 49 sq m / 532 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	92 plus A	Very environmentally friendly - lower CO <sub>2</sub> emissions	92 plus A
	81-91 B		81-91 B
	69-80 C		69-80 C
	55-68 D		55-68 D
	39-54 E		39-54 E
	21-38 F		21-38 F
	1-20 G		1-20 G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	









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