



RIVERSIDE COTTAGE

TRETHEM

ST. JUST IN ROSELAND,
TR2 5JF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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RIVERSIDE COTTAGE

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A SPECIAL HOME IN A MAGICAL LOCATION

Enjoying absolute privacy at the head of the Percuil River on the Roseland Peninsula.

Fabulous accommodation, extended in recent years and finished to the highest of standards.

In all approx 1.5 acres of stunning, established gardens and grounds.

Studio annexe with balcony overlooking the river.

Potential for a building plot (subject to consents).

A once in lifetime opportunity.

GUIDE PRICE £1,750,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Riverside Cottage is a Grade II listed house, is situated within an Area of Outstanding Natural Beauty (AONB) on the picturesque banks of the Percuil River in St Just-in-Roseland.

Nestled in the serene beauty of the Roseland Peninsula, this special home offers a unique blend of luxury and tranquillity. Set at the head of the Percuil River, it enjoys absolute privacy, uninterrupted views of the creek and surrounded by nature. This charming property features its own quay and is uniquely positioned.

The accommodation, recently extended and meticulously finished to the highest standards, provides a stunning living experience. Every detail has been carefully considered to ensure both comfort and elegance, making it a perfect retreat from the hustle and bustle of modern life.

Spanning approximately 1.5 acres, the property boasts glorious, established gardens and grounds that provide a picturesque setting throughout the seasons. The landscape offers a special place to escape, yet also with potential for further development with an area of level garden and separate access, there is tremendous potential for a building plot subject to consents.

This is more than just a home; it's a once-in-a-lifetime opportunity to own a piece of hidden Cornwall in one of the most magical locations on the Roseland Peninsula.



THE PROPERTY

Comprehensively renovated and extended by the current owners in recent years, the property offers the best of old and new with the original cottage fronting the riverside and a modern extension to the side and rear. Comprising three bedrooms, an

en-suite and bathroom to the first floor with an open plan kitchen/dining room, formal dining room, lounge, utility and shower room.

The detached Boat House has recently been converted into a studio annexe with a balcony



overlooking the river, ideal for guests or holiday letting.

The cottage is situated on a building platform supported by quay walls, akin to many riverside structures in the region. Historical maps indicate that its construction dates back to the late 17th century or at least the 18th century. Analysing its waterfront location and proximity to old quay walls suggests that the cottage was originally intended to house individuals involved in fishing or local industry.

The terraced nature of the site implies a history of quarrying activities, indicating that the house and quay were likely connected to this industry.

THE ROSELAND

Riverside Cottage is situated in the cherished and safeguarded landscape of the Roseland Heritage Coast. With convenient access to Truro, Falmouth, and St Austell, the Roseland Peninsula is a highly desirable location. However, it is the beautiful beaches, picturesque coastlines, and scenic rivers that truly exemplify its esteemed 'Heritage Coast' designation.

The village of St Just is most widely known for its historic church and churchyard set beside the beautiful tidal creek where subtropical plants grow alongside the native trees and flora. Here is

also a popular cafe/tea room. The village has a bus route which goes via surrounding villages to Truro.

The property is also close to St Mawes and this has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village of St Mawes provides a good selection of individual shops including a small supermarket, delicatessen, hotels, restaurants, inns, primary school and a very active sailing club.

The whole of the Roseland Peninsula is designated as an area of outstanding natural beauty and offers superb scenery and walks, a number of beautiful beaches, coves and a general feeling of peace and tranquility. At St. Mawes there is a passenger ferry to the historic harbour town of Falmouth and the King Harry car ferry provides for an easy commute to Falmouth and the Cathedral city of Truro.

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

ENTRANCE HALL

Tiled floor and open to the cloakroom.

KITCHEN

15'11" x 12'3" (4.86 x 3.75)

Fitted with a range of units and moveable kitchen island.

SUN ROOM

10'5" x 15'4" (3.20 x 4.68)

Open plan from the kitchen with doors to the terrace and sliding shutter screens.

DINING ROOM

13'1" x 10'2" (3.99 x 3.12)

Fitted with sliding glazed doors which provide separation from the hall as well as natural light.

SITTING ROOM

13'0" x 16'6" (3.98 x 5.03)

Feature fireplace with wood burning stove.

UTILITY

9'3" x 8'7" (2.82 x 2.64)

Fitted with a range of units as well as the airing cupboard.

CLOAK ROOM

Cupboard with space for cloaks.

W.C.

With w.c. and shower.

FIRST FLOOR

MASTER BEDROOM

13'3" x 10'10" (4.05 x 3.32)

BATHROOM

10'1" x 9'2" (3.08 x 2.81)

Luxurious bathroom with freestanding bath, separate shower, wash hand basin. Jack and Jill door to bedroom 3.

BEDROOM 3

10'2" x 8'11" (3.12 x 2.74)



BEDROOM 2

13'3" x 12'7" (4.04 x 3.86)

EN-SUITE

8'11" x 7'0" (2.72 x 2.14)

Shower, wash hand basin and w.c.

OUTSIDE

The property is approached via a private driveway with a sweeping driveway through the woodland and sub tropical gardens down to the gravelled parking area. This provides access to the cottage, terrace and boat house.



BOAT HOUSE

22'1" x 10'5" (6.74 x 3.19)

Recently converted, this provides either a fourth bedroom OR potential for holiday letting. Fitted with a stove and sliding doors opening onto the balcony.

EN-SUITE

Shower, w.c. and basin.

GARDENS

The gardens have been established by the current owners and comprises from a sub tropical paradise with a pond and decked seating area to woodlands, a lawned garden with an abundance of flower beds and a granite flight of steps leading to secret gardens. They are an absolute joy and only a walk through the plot with one appreciate the level of detail and planning which has ultimately created a very special space.

WILD FLOWER MEADOW

The meadow at the top of the property has its own access from the road where there is a gravelled parking area, general garden store, rose garden and vegetable garden. There is also the wild flower meadow with stunning views. This whole area offers huge potential for development (subject to consents).

SERVICES

Mains water and electricity. Electric car charging point. Private drainage.

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.

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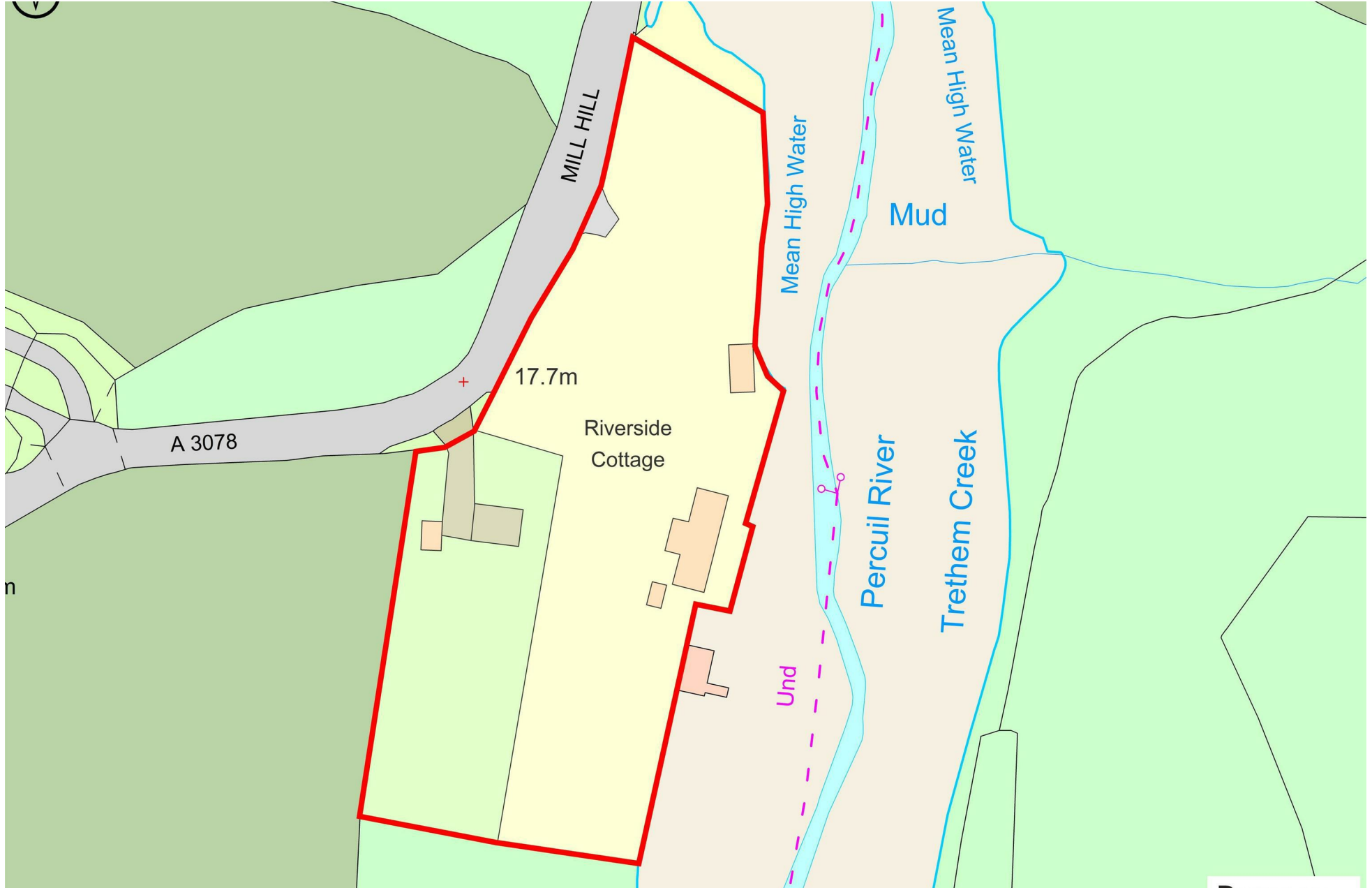
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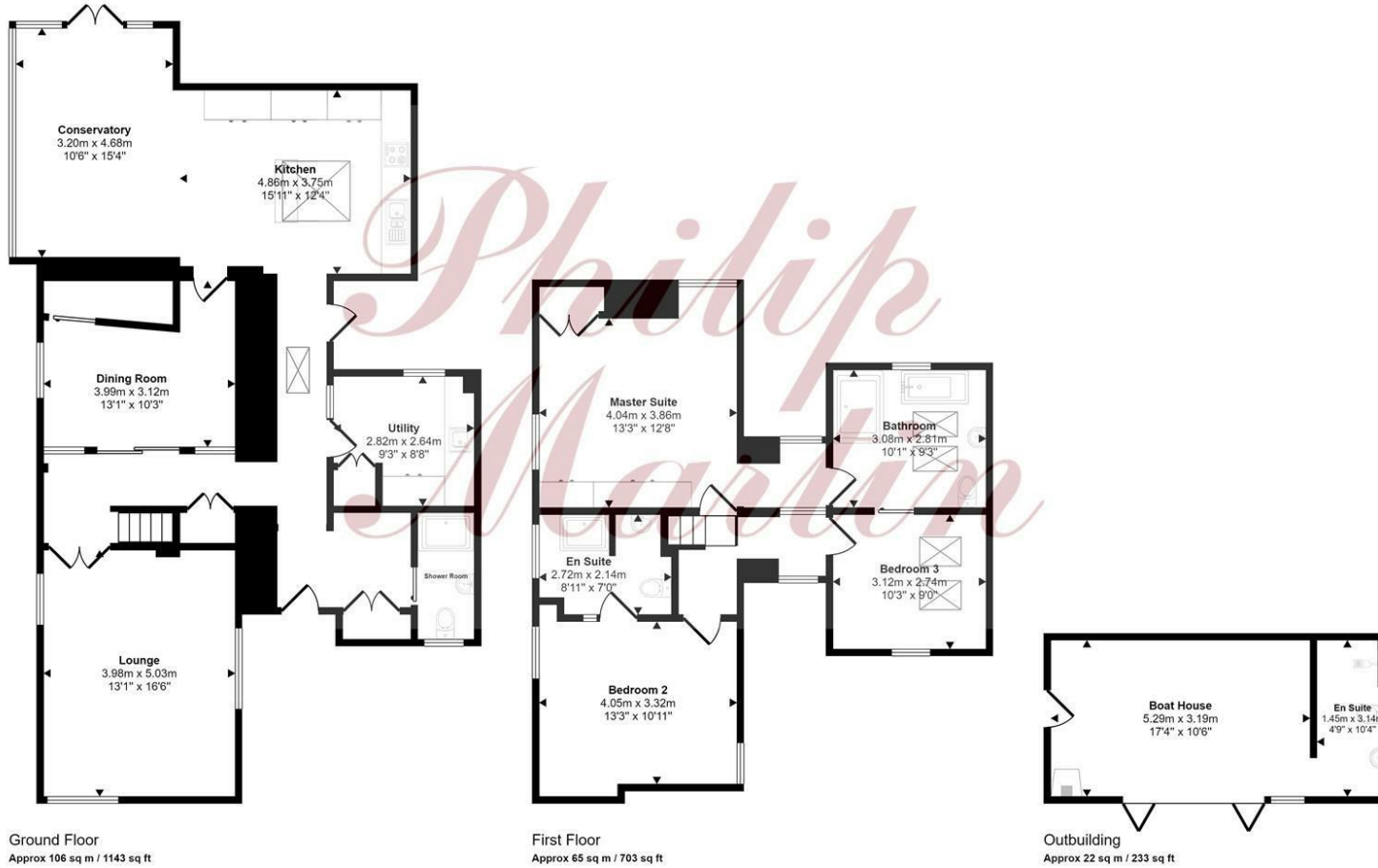


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Approx Gross Internal Area
193 sq m / 2078 sq ft



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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