



# ROSELAND COTTAGE

VERYAN GREEN, TRURO,  
CORNWALL TR2 5QQ

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# ROSELAND COTTAGE

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GRADE II LISTED SEMI DETACHED CHARACTER  
COTTAGE

Charming Roseland cottage which is situated in one of the most picturesque villages on the Roseland Peninsula.

Beautifully presented accommodation with three bedrooms and enjoying views over the surrounding countryside.

A real gem.

GUIDE PRICE £595,000

*Philip Martin*

PHILIP MARTIN

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### GENERAL COMMENTS

This charming semi detached Cornish cottage is situated in one of the most sought after village locations on the Roseland Peninsula. Veryan is a very attractive and popular village widely known for its picturesque "Roundhouses" believed to have been built in the 19th century by a local clergyman. It lies within an area recognised as being of Outstanding Natural Beauty and within a mile of the sandy beaches of Pendower and Carne.

### THE HOUSE

The Grade II Listed cottage being very traditional in appearance has been sympathetically modernised and updated in recent years by the current owners and it comprises a very comfortable home which will appeal to anyone looking for either a full-time home or perhaps a holiday home. It is beautifully presented throughout with white washed walls and wonderful multi paned sash windows with a feeling of light and space which is unusual for a cottage such as this.

In all the accommodation comprises, an open plan sitting room/dining room with feature fireplace and a wood burning stove, kitchen, and with three bedrooms and a shower room to the first floor. The property has driveway parking to the side and potential buyers should note that there is NO right of way to the field. There are enclosed front and rear gardens both of which will be used to chase the sun.

### NOTE

Potential buyers should note that furniture, fixtures and fittings including curtains are available via separate negotiation.



### LOCATION

The village is also a thriving community and has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as sports and social club with indoor bowls and tennis court. Other scenic attractions in the nearby vicinity include

the harbourside villages of Portloe and Portscatho and there are magnificent walks along the cliffs of the south cornish coast, much of which is owned and protected by the National Trust.

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





#### OPEN PLAN LOUNGE/DINING ROOM 8.33 x 4.10 (27'3" x 13'5")

A fabulous room with feature fire place with wood burning stove, former clove oven. Door opening to the rear garden.

#### KITCHEN 5.17 x 1.89 (16'11" x 6'2")

A modern and well equipped kitchen with a black granite worktop and sink inset. Built in pine cupboards. Door opening to the rear garden.

#### FIRST FLOOR Landing with doors to rooms.

#### MASTER BEDROOM 3.23 x 2.92 (10'7" x 9'6") Window to front.

#### EN SUITE 2.03 x 0.82 (6'7" x 2'8") W.C. and wash hand basin. Airing cupboard housing hot water cylinder.

#### BEDROOM 2 4.22 x 3.18 (13'10" x 10'5") Windows to front and rear.

#### BEDROOM 3 2 x 1.72 (6'6" x 5'7") Window front and a range of built in painted pine cupboards.

#### SHOWER ROOM 1.98 x 1.78 (6'5" x 5'10") A walk in shower with screen, w.c. and wash hand basin. Window to the rear.

#### OUTSIDE There is driveway parking to the side of the



cottage whilst there are attractive and enclosed front and rear courtyard style gardens ideal for sitting out. The view at the rear is beautiful overlooking the field behind and west facing, this enjoys the afternoon and evening sun.

#### SERVICES Mains electricity, water and 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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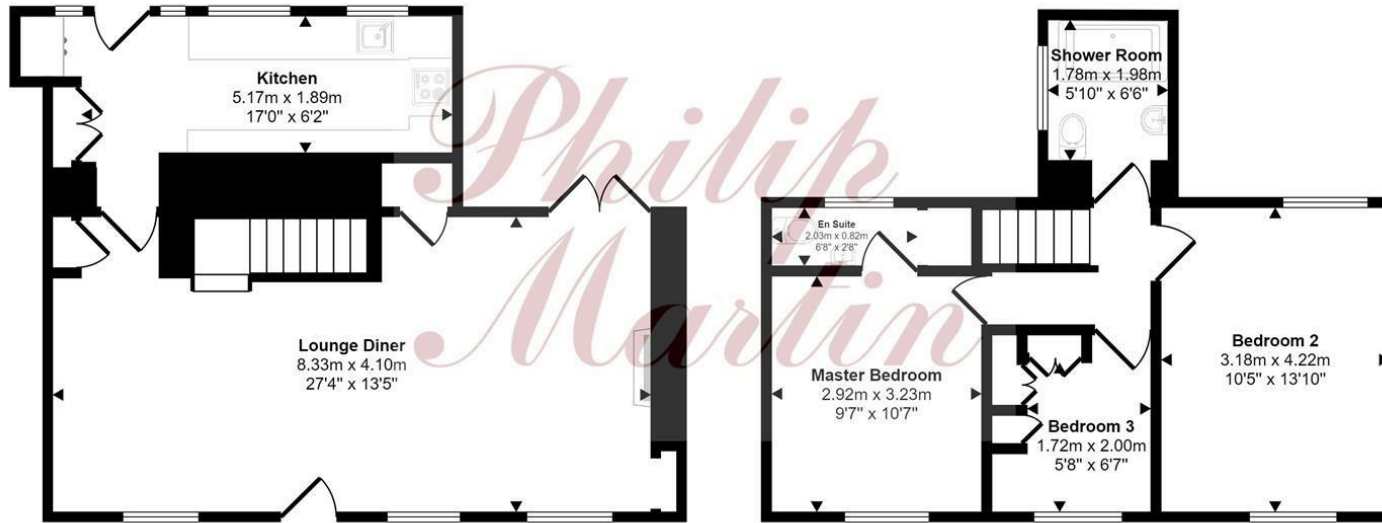
#### EPC TBC

#### COUNCIL TAX Band D.

#### DIRECTIONS The property is easily located on the right hand side when entering the village from the Tregony direction.



Approx Gross Internal Area  
93 sq m / 998 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
Very energy efficient - lower running costs	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
Not energy efficient - higher running costs	1-20 G		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
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