



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# CARNE SIDE

VERYAN

CORNWALL

TR2 5PF

## PRIME COASTAL PROPERTY FOR REDEVELOPMENT

Carne Side is a property located on the stunning south Cornish coast, next to Carne Beach on the Roseland Peninsula.

Set on a 0.4 acre plot, the house spans 2,000 square feet with a terrace, garden, parking, and double garage.

Although requiring full renovation, it offers significant potential for redevelopment, making it a rare opportunity to create a luxurious beachside home.

Sold with no chain and vacant possession.

GUIDE PRICE £1,000,000

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## THE PROPERTY

As its name suggests, 'Carne Side' is located next to Carne Beach on the Roseland Peninsula, along Cornwall's stunning south coast. Set on a plot of just over 0.4 acres, the property offers significant potential for redevelopment and is available for sale with no chain and vacant possession.

The house provides 2,000 square feet of accommodation across two levels, featuring a terrace, sloping garden, parking, and a double garage. While the property requires complete renovation and refurbishment, the site presents an excellent opportunity to create a luxurious beachside residence, subject to planning consent.

Opportunities like this are rarely available in such a unique and desirable location.

Carne Beach, situated in the relative shelter of Gerrans Bay on the picturesque Roseland Peninsula, is arguably the best beach in the area. Along with the adjoining Pendower Beach, it offers a generous stretch of golden sand. Being a little off the beaten track, it remains relatively quiet and uncrowded. The gently sloping beach and numerous rock pools provide plenty of entertainment for children, and it is one of the few Cornish beaches where dogs are allowed year-round.

To the eastern end of the bay, Nare Head rises nearly 300 feet above the sea, offering commanding views in all directions. This headland is home to historic military installations, including a World War II control bunker and a restored Cold War nuclear bunker.

Overlooking the beach is the upmarket Nare Hotel, an ideal spot for a cream tea on the lawn or perhaps a cocktail while enjoying the sunset.

## LOCATION

The nearby village of Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the golden sandy beach of Carne and neighbouring Pendower where there is access to some superb coastal footpaths and open National Trust land with beautiful walks.

The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro.

For a more comprehensive range of shopping facilities the cathedral city of Truro is approximately 12 miles distance and offers banking and shopping facilities and an assortment of recreational activities. There is also a mainline railway station linking to London Paddington.

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



## GROUND FLOOR

### ENTRANCE PORCH

3.78m x 1.04m (12'4" x 3'4")

### HALLWAY & LANDING

### KITCHEN

2.85 x 2.67 (9'4" x 8'9")

Fitted with a range of units, with sink overlooking the bay.

## LOUNGE

7.34m x 3.68m (24'0" x 12'0")

Double aspect with feature fireplace. Door opening to the terrace.

## DINING ROOM

8.24m x 2.58m (27'0" x 8'5")

## INNER HALL

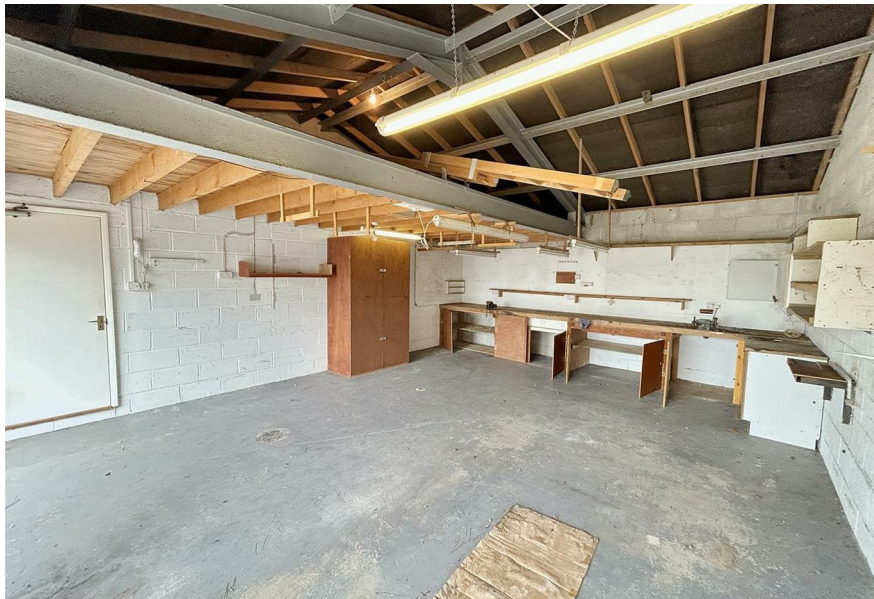
With door to front driveway.

## UTILITY

7.79m x 1.59m (25'6" x 5'2")

Wall mounted gas boiler.

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#### LOWER GROUND FLOOR

##### LANDING

Stairs descend to the hall.

##### MASTER BEDROOM

5.73m x 4.25m (18'9" x 13'11")

Double aspect.

##### DRESSING ROOM

2.55m x 2.07m (8'4" x 6'9")

##### EN SUITE BATHROOM

3.39 x 2.43 (11'1" x 7'11")

Comprising bath, shower, w.c. and basin.

##### BEDROOM TWO

5.12m x 3.38m (16'9" x 11'1")

Window to side and door to garden. Built in furniture.

##### EN SUITE BATHROOM

2.64 x 1.98 (8'7" x 6'5")

Bath, w.c and basin.

##### BEDROOM THREE

4.17m x 2.58m (13'8" x 8'5")

Windows to garden.

##### EN SUITE BATHROOM

1.72 x 1.72 (5'7" x 5'7")

Bath, w.c. and basin.

##### OUTSIDE

The property is approached via driveway parking for several cars and access to the garage.

Wooden gates open to the terrace and steps lead down through the plot which is now somewhat overgrown however there are terraced paths and some attractive stone walls. The plot descends to the National Trust car park where there is access via a pedestrian gate. The plot measures approx. 0.4 of an acre in total.

##### DOUBLE GARAGE

7.68 x 5.73m (25'2" x 18'9")

With electric doors, light and power. Storage space above.

##### SERVICES

Mains electricity. We understand there is private drainage. LPG gas. At the time of writing these particulars we are not able to confirm whether the water is a private system or on mains water. Any potential buyer may need to make their own enquiries.

##### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### TENURE

Freehold.

#### RESTRICTION

This restrictive covenant does not effect the main dwelling house, gardens and grounds.

A restriction from the National Trust (previous owners of the land on which the double garage sits) prevents any new owner from constructing any new buildings, except for a specific garage. This ensures the garage retains a certain look and complies with the trust's requirements which was agreed in a transfer of the land from the National Trust to a former owner in 1992.

#### COUNCIL TAX

Band F.

#### DIRECTIONS

From Veryan to Carne, start from the centre of the village by the pub and turn onto Pendower Road, following the signs for Carne Beach. Continue along this narrow country lane for about 1.5 miles. Pass the beach and continue along the road heading away and the property can be found on the left hand side.

#### 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.

Approx Gross Internal Area  
227 sq m / 2440 sq ft



Lower Ground Floor  
Approx 87 sq m / 942 sq ft



Ground Floor  
Approx 139 sq m / 1498 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(91-100) <b>A</b>		
	(81-90) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		59	80
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	(91-100) <b>A</b>		
	(81-90) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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