



HAWTHORN COTTAGE

# HAWTHORN COTTAGE, TRETREWELL

ST. JUST IN ROSELAND,  
TR2 5JE

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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A DETACHED COTTAGE WITH OUTBUILDING AND  
PADDOCK IN A FAVOURED ROSELAND LOCATION

A traditional Cornish cottage for refurbishment together  
with a former stable/barn and a paddock of about three-  
quarters of an acre. Roadside position in a sought-after  
location close to both creek and sea.

Same family occupation for approx 100 years and a much  
cherished home.

3 bedrooms, 2 receptions, kitchen and bathroom. Garage.  
Huge potential to refurbish/remodel/extend or even  
rebuild.

A rare opportunity.

Freehold. EPC Band - E Council Tax Band - D.

PRICE GUIDE £595,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



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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 REMARKS AND LOCATION

It is rare to find a property in this particular geographic location with a sizeable parcel of land. Hawthorn Cottage occupies a roadside position in the hamlet of Trethewell and has a paddock of about three-quarters of an acre in addition to a large rear garden. It is a traditional Cornish cottage, believed to have been thatched originally, and whilst carefully modernised and updated over the years it now warrants refurbishment. It has been a cherished home for the same family for about 100 years but it is acknowledged that a future owner may want to completely remodel the cottage or perhaps even demolish with a possible consent to build away from the road and take advantage of the lovely rural views.

The property also boasts a substantial single storey outbuilding with an adjoining garage and this may offer potential for conversion to an annex or similar, subject to any necessary planning consent.

Trethewell is a mere cluster of mainly traditional cottages and character properties bordering the road on the edge of St Just in Roseland village deep within the Roseland Peninsula. The village 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.



## THE COTTAGE

The original part of the building is thought to be a mixture of stone and cob construction with rendered elevations. A single storey flat-roofed extension was added in more recent times to the rear to accommodate a kitchen and bathroom and all windows have been replaced with double glazed units. Overall the property has been well maintained but internal facilities are somewhat old-fashioned and in need of replacement.

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

### GROUND FLOOR

#### ENTRANCE PORCH

with inner door opening directly to:

#### DINING ROOM

focusing to a tiled fireplace with open grate fitted with back





boiler. Airing cupboard to one side with hot water cylinder and electric immersion heater. Beamed ceiling, electric storage radiator and stairs to the first floor.

#### SITTING ROOM

with tiled fireplace having an open grate, built in cupboards to one side and further built-in cupboard. Beamed ceiling and electric storage radiator.

#### REAR HALLWAY

with built-in cupboard and rear entrance door.

#### KITCHEN

fitted with a range of base units incorporating double drainer sink, further glazed wall cupboards, broom cupboard and larder. Electric storage radiator and plumbing facility for a washing machine.

#### BATHROOM

being fully tiled and with bath having electric "Bristan" shower over and wash hand basin. Shaver socket. SEPARATE WC.

#### FIRST FLOOR

##### BEDROOM 1

with two sets of built-in cupboards/wardrobes.

##### BEDROOM 2

with full-height fitted cupboard.

##### BEDROOM 3

with access to loft space complete with light.

#### OUTSIDE

Access to the property is via a sloping driveway off the road and fronting this driveway there is a substantial FORMER STABLE/BARN latterly used as a workshop and with an adjoining SINGLE GARAGE. There are internal stairs leading to a loft.

From the entrance a pedestrian gateway leads through to the front garden which is laid out for low maintenance with paving, gravel and a small area of lawn. An ornamental pond is set within the paving close by the front porch. A door to the side of the cottage leads through a COVERED WAY around to

the rear garden which is of considerable size and whilst formerly used as a kitchen garden it is now entirely in grass for easy management. There is a fully lined cedar SUMMERHOUSE and adjacent LAWNMOWER SHED and both having light and power connected. At the very top of the garden there is a small building formerly an outside wc now utilised for storage.

#### THE LAND

The total site of Hawthorn Cottage extends to 0.86 of an acre or thereabouts. It includes an enclosed grass Paddock of about three-quarters of an acre and has a selection of fruit trees in one corner.

Please note that a public footpath passes along the south-western boundary hedgeline.

#### SERVICES

Mains electricity. Mains water. Private drainage.

NB The electrical system and appliances have not been tested by the agents.

#### 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.

#### 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.

#### DIRECTIONS

When entering the hamlet of Trethewell when proceeding along the B3087 from Tregony towards St Mawes the property will be easily recognised on the right hand side with a "for sale" board displayed. It is best for intending purchasers to park just further along in the vegetable stall lay-by as the entrance to the property can be slightly difficult if there is a parked car already.



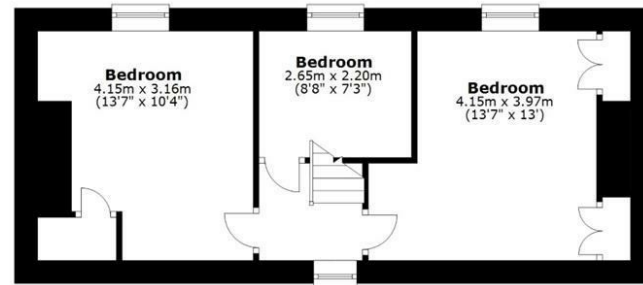
**Ground Floor**

Approx. 81.6 sq. metres (877.8 sq. feet)



**First Floor**

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 123.0 sq. metres (1323.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**Hawthorne Cottage, St Just in Roseland**

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		
1-20	G		
Not energy efficient - higher running costs			
		75	34
<b>England &amp; Wales</b>		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		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









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