

View



Trelights

£350,000

Situated near Trelights, only 3 miles from the surfing resort of Polzeath and the historic fishing village of Port Isaac Royston Cottage is a three bedroom dormer bungalow with attached block store surrounded by open fields on all sides with fantastic countryside views for miles from the first floor living room.
EPC Band E

Cole Rayment & White

Radley House, Rock Road, Rock, PL27 6NW
T: 01208 863322 E: rocksales@crw.co.uk

20, Molesworth Street, Wadebridge, PL27 7DG
T: 01208 813595 E: wadebridge@crw.co.uk

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Royston Cottage, Trelights, Cornwall PL29 3TW

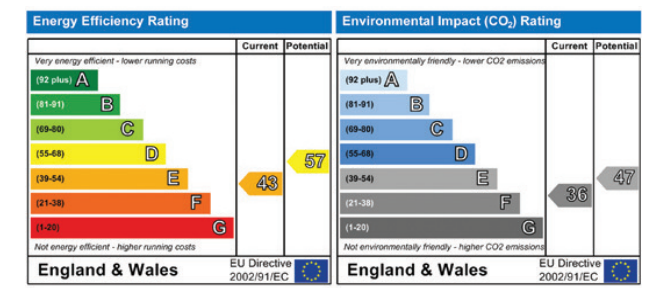
- Large Garden
- Surrounded By Open Fields
- No Near Neighbours
- Parking For 4-5 Vehicles
- Garden Summer House
- Oil Fired Central Heating
- Possibility To Extend Accommodation

Description: Royston Cottage is a hidden gem nestled privately, behind tall wooden gates, just off the B3314. It is perfectly positioned to explore the North Cornish coast.

It is rare to find a property with open countryside on all sides and panoramic views from the front elevation due to the property's slightly elevated position. Having the living room on the first floor helps take full advantage of these views.

Another particular feature of the property is the large garden, which is set predominantly to the side and rear of Royston Cottage. There are mature trees and shrubs to the boundaries of the garden and in the corner furthest from the property is a timber summer house, which was been fitted out in 2014 with light, power and tv point ,new flooring and roof so that it can be used as extra accommodation in the summer months.

The French doors, at the rear of the property, give access to a level wooden decked area beyond which is a circular paved patio. There is plenty of room to extend the driveway and there is a covered pergola which currently acts as either a barbeque area or boatstore, when required.



Accommodation with all measurements being approximate:

Modern Kitchen - 20' 10" x 6' 0" (6.35m x 1.83m) runs across the back of the property and has a window and French door facing out onto the rear garden as well as a window to the side elevation . The kitchen comprises an integrated fridge freezer and dishwasher with built in double oven hob and extractor. This room is open to

DINING AREA - 12' 11" x 9' 10" (3.94m x 3.00m) this open central room has an open fire place and a window to the side garden area. Stairs rise from the dining area to the first floor living room

LIVING ROOM - 14' 10" x 14' 6" (4.52m x 4.42m) (maximum) at floor level with reduced head height either side due to the sloping ceilings. 4 large south facing velux windows which can be opened to form a cabriolet balcony from which to enjoy the stunning countryside views. One end of the living room has been partitioned off to create bedroom 3 while there is some loft storage at the other end of the room.

BEDROOM 3 - 14' 4" x 7' 11" (4.37m x 2.41m) with reduced head height at both sides. This room has a window overlooking the neighbouring field.

Returning to the ground floor -

BEDROOM 1 - 12' 2" x 10' 5" (3.71m x 3.17m) (not including area into bay window) to the front of the property with open views.

ENSUITE - fully tiled shower room

BEDROOM 2 - 12' 3" x 10' 6" (3.73m x 3.20m) (not including area into bay window) Also to the front of the property. Double aspect room with the bay to the front and window to side overlooking the garden.

FAMILY BATHROOM - with a contemporary feel being fitted out with black tiles and has a large Jacuzzi bath, chrome towel rail, vanity unit incorporating hand basin, separate wc and large window overlooking open fields.

AGENTS NOTE - It would be quite straight forward to remove the partition wall upstairs and create a larger lounge should it be required on the first floor. Subject to the requisite planning permissions the accommodation could easily be extended using the large attached block store to the rear of the property which is currently used by the owners as a games room and measures 21' 11" x 12' 7" (6.68m x 3.84m). The store currently has plumbing for washing machine and tumble dryer and houses the oil fired boiler. The roof has recently been galvanized. Attached to this store is a



TIMBER STORE - 15' 0" x 14' 8" (4.57m x 4.47m) with light and power and currently houses the oil tank, again this store has a full height roof and provides alot of additional storage.

