



Windrush

H Tiddy

## Windrush

*An individual detached corner site chalet Bungalow situated in a quiet cul-de-sac in this pleasant Roseland village. Built to high standard, the property has been well maintained and updated with new double-glazed windows, a newly installed kitchen and bath / shower rooms and new electric heating. The gardens, which are a delightful and colourful feature of the property, are mainly to the south and west, and hence ideally placed to catch the sun.*



## Accommodation Summary

**Gross Internal Floor Area:** 1491.97 sq. ft. (138.61 sq. m.).

### Ground Floor

Entrance Hall, Cloakroom, Open Plan Living / Dining Room, Kitchen, Utility, Bedroom 1 with En Suite Shower Room.

### First Floor

Landing, 2 Double Bedrooms, Bathroom.

### Outside

Two Single Garages, Parking, Covered Patio, Surrounding Gardens.



## Description

Situated on the ever-popular Bowling Green development in St Just in Roseland, Windrush has been in the same family for twenty-eight years and has been well-maintained and updated throughout. It has spacious well-proportioned light and airy living accommodation and is situated on a level plot with colourful and mature gardens. All windows are double glazed and it has electric heating. There are two single garages, a greenhouse and garden shed. Windrush is ideal as a permanent home or could be used as a holiday / letting property (long term or for holidays) creating a very lucrative income.



## Windrush

A driveway leads off the cul de sac to the two single garages with up and over doors, and a path leads to the entrance door opening into the spacious hallway with stairs rising to the first floor, doors lead to the cloakroom, open plan living / dining room, kitchen and the main bedroom. The cloakroom has a wash basin and wc and also has underfloor heating. The living room is spacious with a brick feature fireplace housing a gas fire. This leads, open plan, to the dining room with patio doors to a covered patio area, ideal for alfresco dining, and the garden. The kitchen is well equipped with an extensive range of wall and floor units with work surfaces over and a stainless-steel sink unit. It has a built-in oven and hob with extractor hood over and also a built-in fridge. A door leads to the utility room with matching wall and floor cupboards, work surface and stainless-steel sink unit. It also has space and plumbing for a washing machine, tumble drier and dishwasher. There is a half-glazed door to a covered passageway leading to one of the adjoining garages. The main bedroom is of good size with built-in wardrobes and an en suite shower room with shower cubicle, wash basin, wc and underfloor heating.

On the first floor, the landing has built in wardrobes / cupboards and a hatch to the roof space. There are two bedrooms and a bathroom. The bedrooms are both good size doubles with access to the under eaves storage space. The family bathroom consists of a panelled bath, a pedestal basin and low flush wc. The walls are attractively fully tiled.

## The Gardens

The property is surrounded by a stone wall encased with colourful shrubs and plants. The gardens are a special feature of the property with areas of well-kept lawn and a multitude of bushes and flowers. There are also bright well-stocked borders and a number of small trees, a garden shed and greenhouse to the rear. Perfect for alfresco dining, a covered patio area sits off the dining room.







Sunset at St Just in Roseland



St Just in Roseland Creek

## Location Summary

(Distances and times are approximate)

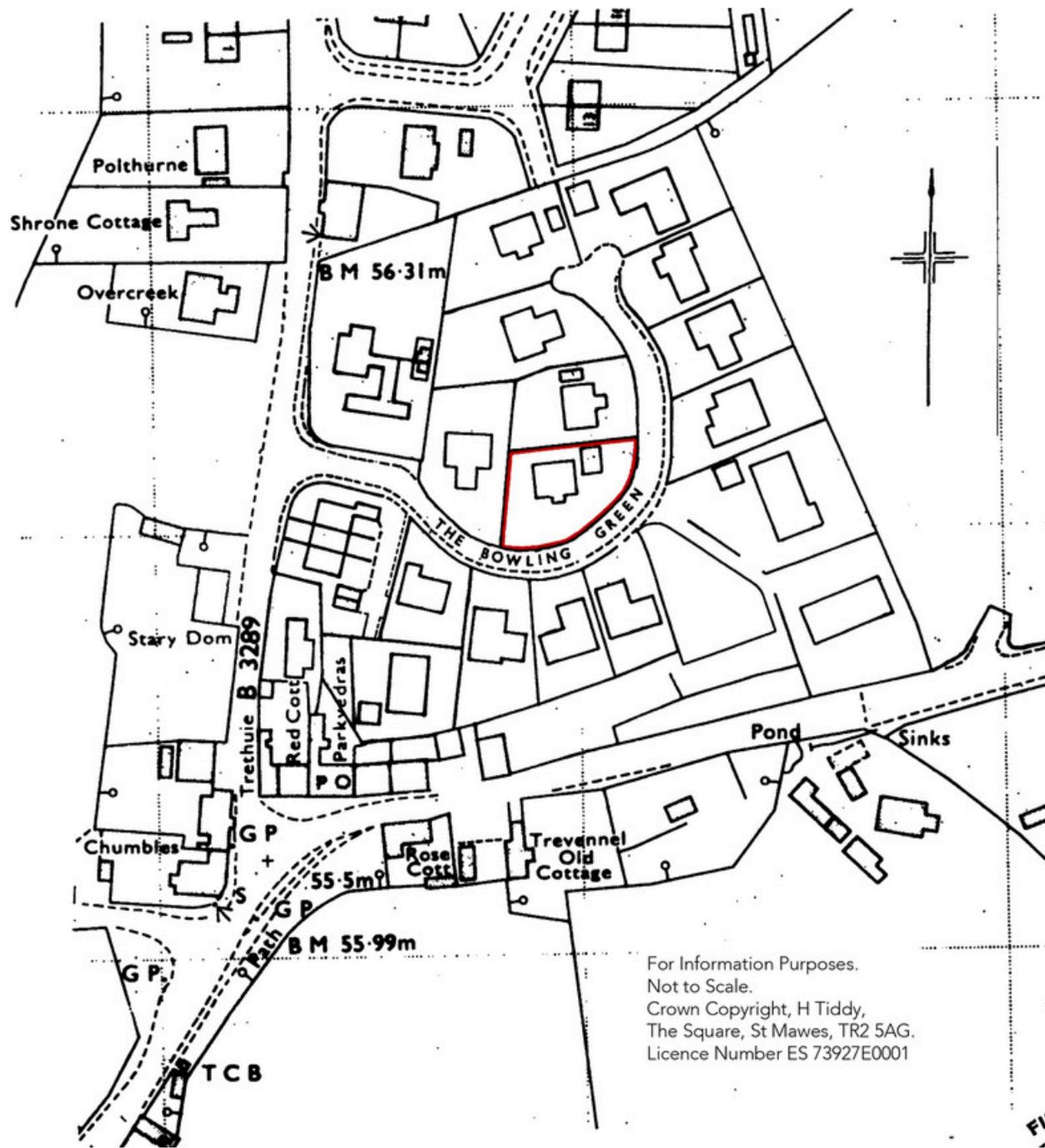
St Mawes: 2 miles with a Pedestrian Ferry to Falmouth (20 minutes).  
Bus Stop (St Mawes to Truro): 175 yards. St Just Church and Café: 500 yards. St Just Boatyard: 550 yards. Truro: 9 miles via car ferry or 18 miles by road. Cornwall Airport Newquay: 29 miles with flights to London and other UK Regional Airports and European Destinations. St Austell: 15 miles with London Paddington 4.5 hours by rail.

## St Just in Roseland

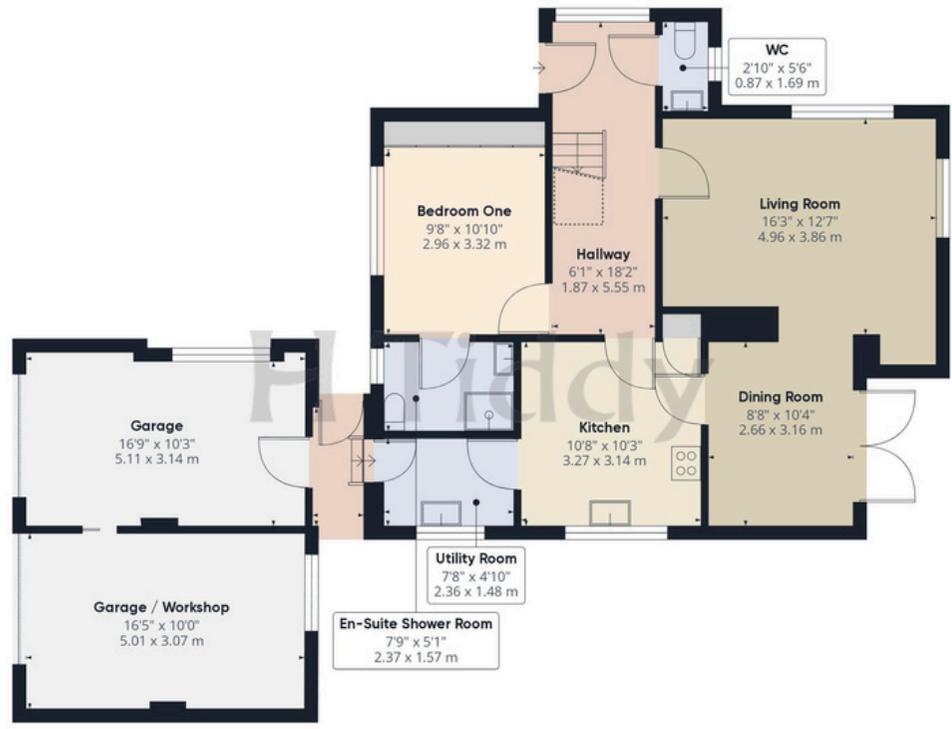
St Just-in-Roseland is a small village around 1.5 miles from the exclusive coastal village of St Mawes. It is renowned for its lovely Church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek which merges into the fine sailing waters of Carrick Roads and Falmouth Bay. St Mawes offers a variety of shops, restaurants, doctor's surgery etc., plus an all-year-round passenger ferry to Falmouth. The number 50 bus offers daily regular service from St Mawes to Truro and has main stops in St Just, Portscatho, Tregony and Probus. Truro is 18 miles and St Austell 15 miles by road whilst the King Harry car ferry (approximately 3 miles) provides a short cut to Truro (approximately 9 miles), Falmouth and the far West. London is about 80 minutes by air from Cornwall Airport Newquay, and by fast train about 5 hours from Truro or 4.5 hours from St Austell.

## Cornwall

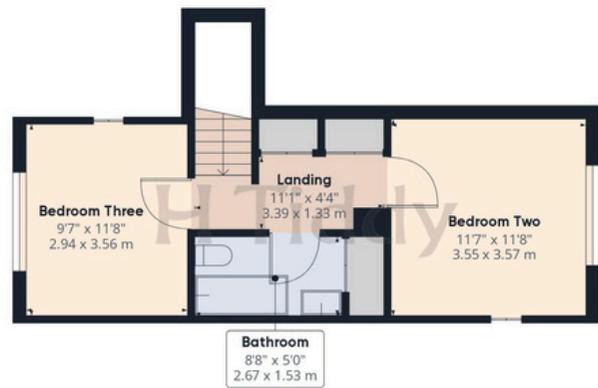
The Duchy of Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University, Truro College and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland Peninsula include Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, Paul Wadham at Hotel Tresanton and Stuart Shaw at the Idle Rocks, St Mawes.



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 Not to Scale.  
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1491.97 ft<sup>2</sup>  
138.61 m<sup>2</sup>

**Reduced headroom**

14.34 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## General Information

**Services and Specifications:** Mains water, electricity and drainage. Double glazing. Electric heating. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

**Ofcom Mobile Area Coverage Rating:** Likely.

**Broadband:** FTTC Superfast Broadband available. Openreach predicted max download speeds: Superfast 40 / 65 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL117812.

**Viewing:** Strictly by appointment with H Tiddy.

## Windrush

20 The Bowling Green  
St Just In Roseland  
Cornwall  
TR2 5JN

## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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