



Hawthorn Cottage

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Hawthorn Cottage is a charming, detached, three bedroomed traditional Cornish cottage in need of modernisation, located on the outskirts of the picturesque village of St Just in Roseland. This delightful property has been in the same family ownership for approximately 100 years, offering a rare glimpse into the area's rich history. The cottage benefits from a paddock of circa 0.75 acres, as well as a detached outbuilding and garage.



Accommodation Summary

Gross Internal Floor Area: 1,085 sq. ft. (100 sq. m)

Ground Floor

Entrance Vestibule, Dining Room, Living Room, Kitchen, Bathroom, Separate WC.

First Floor

Landing, 2 Double Bedrooms, Single Bedroom.

Outside

Detached Workshop with Single Garage, Driveway Parking, Front Garden, Rear Garden, Summerhouse, Mower Shed, Paddock.



Internally

Entering the property on the ground floor, you step into an entrance vestibule that leads into the inviting dining room. The dining room boasts an open fireplace with a tiled surround, creating a cozy atmosphere, and a staircase rising to the first floor. Storage solutions include cupboards to one side of the chimney breast and a second built-in cupboard housing the hot water tank with electric immersion heater. A door from the dining room opens into the living room, which features another open fireplace with a tiled surround and built-in cupboards to one side of the chimney breast, adding to the home's charming character.

From both the living room and the dining room, doors open to an inner hallway that leads to the kitchen, family bathroom, and WC, as well as the back door leading out to the rear garden. The kitchen is fully fitted with a range of wall and floor units, ready to be transformed into a modern culinary space. The family bathroom includes a bath and sink unit, and there is a separate WC for added convenience.

The cottage features three bedrooms on the first floor: two spacious double bedrooms and one single bedroom, providing comfortable accommodation for a family or guests. Each room exudes the character and warmth expected of a traditional Cornish home, with potential for customisation to suit modern tastes.

While the cottage is in well-maintained condition, it retains a somewhat dated aesthetic and would benefit from modernisation. This presents a fantastic opportunity for refurbishment, extension, or even a complete rebuild, subject to any necessary consents. This is a rare opportunity to create a dream home in a highly sought-after location, blending traditional charm with modern comforts.



Externally

Set on a generous plot of circa 0.85 acres, the property includes a paddock of approximately three-quarters of an acre, providing ample space for outdoor activities, gardening, or even keeping animals. One corner of the paddock features a small orchard area with fruit trees.

The front garden is accessed through a pedestrian gateway from the driveway and is divided into two distinct areas: one side laid to lawn and the other a low-maintenance gravel garden with an ornamental pond, creating a welcoming and attractive entrance to the property. A door to the side of the cottage leads to a covered walkway around the property, providing easy access to the rear garden.

The generous, fully enclosed rear garden is predominantly laid to lawn for ease of maintenance, providing a blank canvas for the keen gardener. It also includes a fully lined cedar summerhouse with an adjoining mower shed, both with power and light connected, perfect for enjoying outdoor activities and al fresco dining during the warmer months.

Additionally, the property features a sizeable outbuilding and a garage, offering substantial storage or workshop space. The outbuilding was formerly used as stabling and a barn and is now utilized as a workshop with an attached garage. Within the workshop, a staircase leads to a generous attic space, offering potential to convert into a self-contained annexe, subject to any necessary permissions.







Sunset at St Just in Roseland



St Just in Roseland Creek

Location Summary

(Distances and times are approximate)

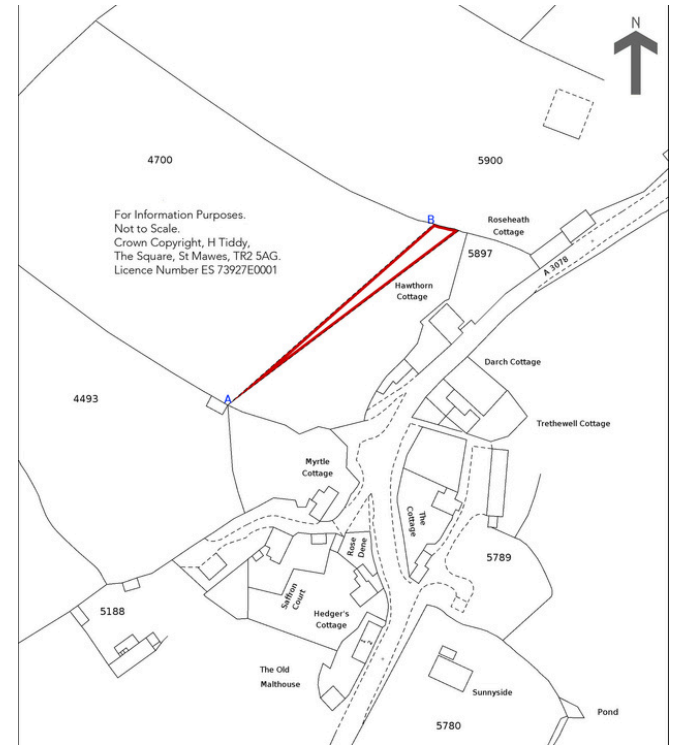
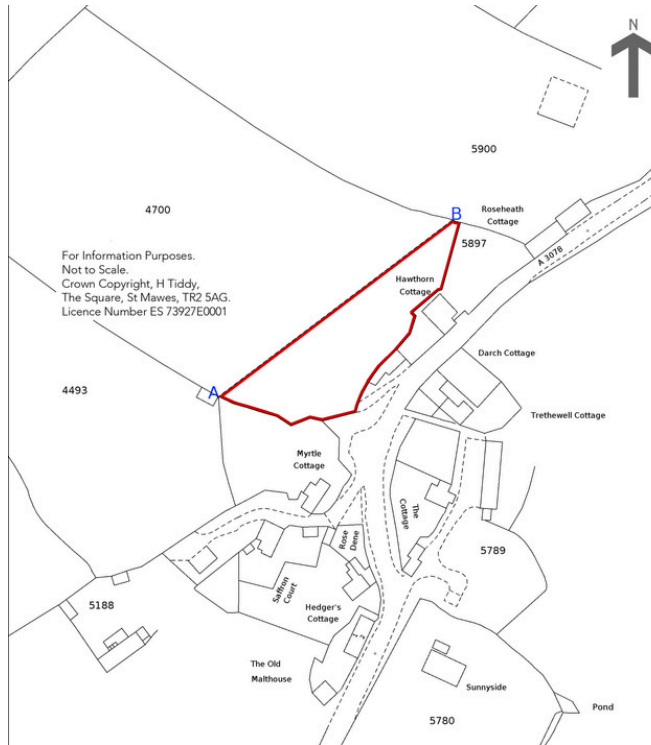
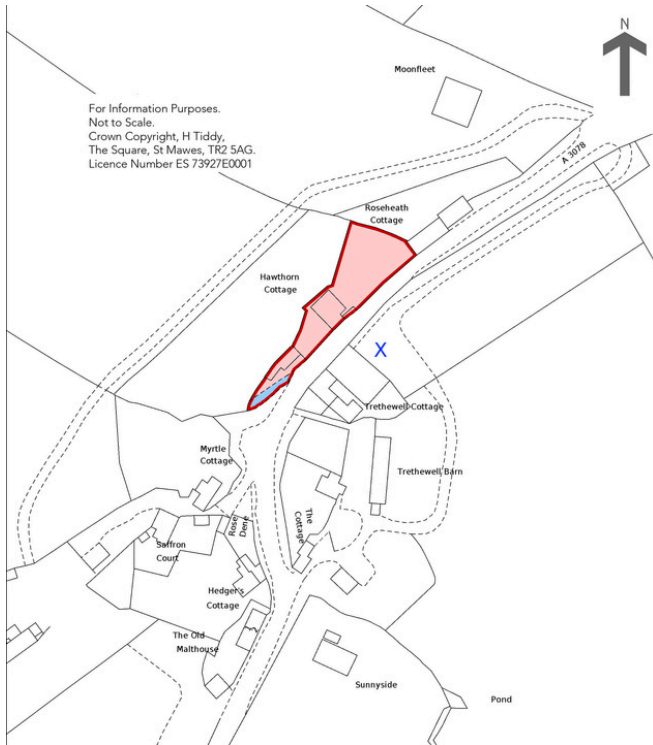
No. 50 Bus Stop to Truro and St Mawes (via Probus, Tregony and Portscatho): 25 yards. St Just Church and Cafe: 0.4 mile. St Just in Roseland Church: 0.7 mile. St Mawes Village Centre: 2 miles. Pendower Beach: 4 miles. King Harry Ferry: 2.5 miles. Truro: 7 miles by car ferry, 15 miles by road. St Austell: 16 miles (London Paddington approx. 4.5 hours by direct train). Falmouth: 12 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay: 26 miles (regular flights to London, UK regional airports and European destinations).

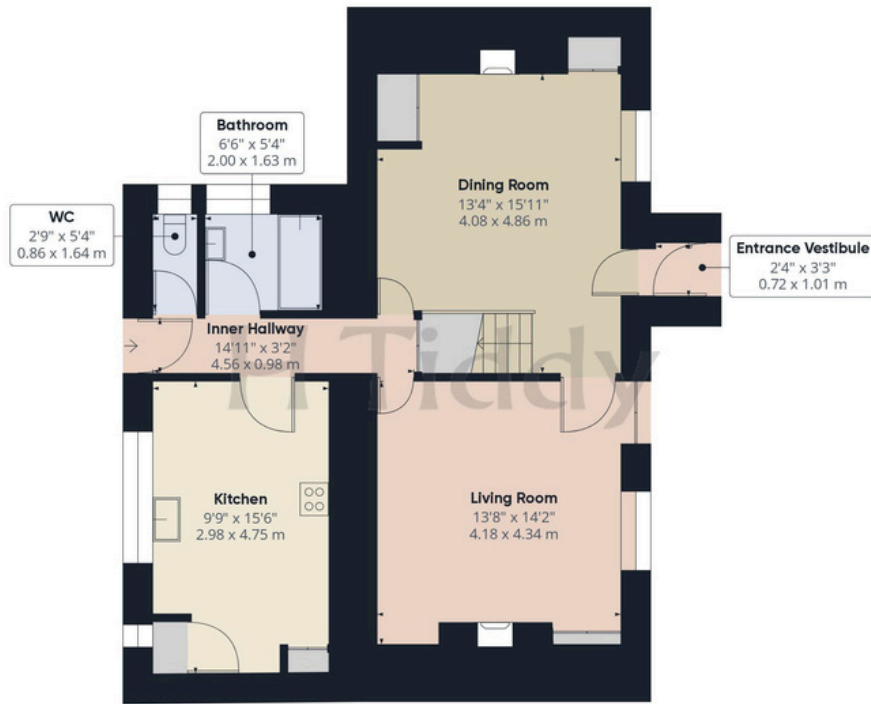
St Just in Roseland

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.

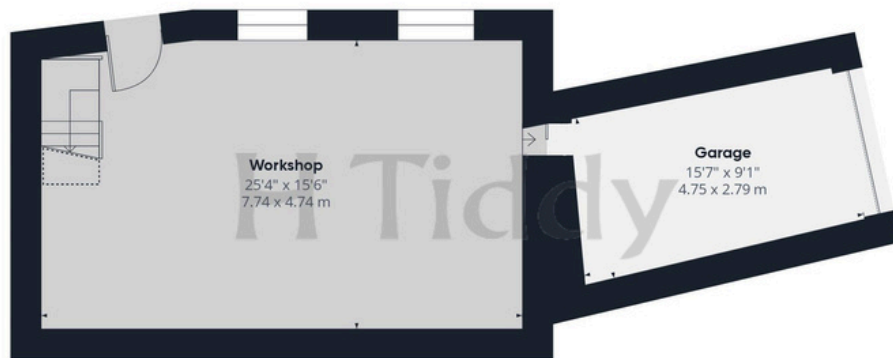




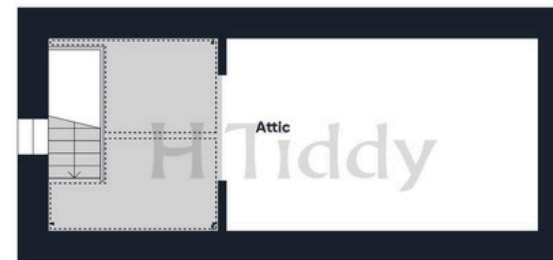
Ground Floor Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
1706.07 ft²
158.5 m²

Reduced headroom
83.07 ft²
7.72 m²

(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 and electricity. Private 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: D

Ofcom Mobile Area Coverage Rating: Likely.

Broadband: Superfast FTTC Broadband available. Openreach predicted max download speeds: Superfast 46 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL264670, CL183174 & CL168833.

Right of Way: There is a public footpath passing along the south-western boundary hedge line.

Viewing: Strictly by appointment with H Tiddy.

Hawthorne Cottage

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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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