



Verbena

H Tiddy

## Verbena

*Situated in the heart of the highly sought after village of Veryan is this large double fronted, three double bedroom cottage with garden, two large outbuildings and off-street parking.*

## Description

From the roadside you could be excused for thinking that Verbena is a traditional two-up, two-down style cottage, however this character property has had some generous extensions to the rear making it a good-size three double bedroom property complete with garden / dining room and utility.

Verbena is being sold as an ongoing holiday letting concern, although would also be ideally suited as a permanent family home due to its location, parking, and garden.

£550,000 to include fittings, fixtures, and contents (excluding personal items).

## Accommodation Summary

### Ground Floor

Kitchen, Breakfast Room, Living Room, Garden / Dining Room, Utility Room, Shower Room.

### First Floor

Landing, Three Double Bedrooms, Shower Room, Family Bathroom.

### Outside

Enclosed Garden, Two Outbuildings, Off Street Parking.



## The Accommodation - A Brief Tour

Accessing the cottage from the charming front garden, a part glazed front door leads you into the kitchen. This spacious room has a stunning Cornish stone fireplace with wooden lintel which now houses the electric Aga and is well equipped. From here, the staircase leads to the first floor and there is also a roomy storage cupboard below.

Leading from the kitchen is a generously sized family room, clearly defined into three separate areas. Closest to the kitchen is the breakfast area with ample room for a table and large sash window overlooking the front garden. There is a comfortable and generous living area with a fireplace with open fire, which leads on to the garden / dining area. Large windows and a skylight ensure that natural light floods into this room, and a door leads directly out on to the patio and garden. There is also a useful shower room and WC leading off the dining area. A useful utility room leads off the living area and runs along the length of the cottage. It houses the newly installed oil-fired boiler, as well as washing machine and small Belfast sink, and can be accessed from the front of the property and the garden, making it ideal for those with wet dogs and children, as well as drying wetsuits, coats, and wellies!

On the first floor, the landing opens up to the three bedrooms and two bathrooms. Bedroom One is a generous double set to the front of the property and has built in wardrobes and an alcove housing a chest of drawers. Bedroom Three is also set to the front of the property and is currently arranged as a twin. There is a shower room set to the front of the property, and this is on a Saniflo system. We have been advised by our clients that this previously was a fourth, single, bedroom and could be converted back if so wished. To the rear of the property and with expansive countryside views, Bedroom Two is a generous double bedroom with built in wardrobes. There is also a family bathroom, with electric shower over, located to the rear of the cottage.



## Outside

Outside is a patio area leading directly off both the garden room and the utility, with lawned area and a pathway leading towards a gate, further area of “secret” garden and one of the outbuildings. This outbuilding (subject to the relevant planning) would make ideal ancillary accommodation to the main cottage or as a home office, gym, or studio. The second outbuilding is located to one side of the garden, and is currently used to house garden tools, bikes, etc. The garden has a range of beds with bedding plants and shrubs and faces due west making it the perfect spot for an evening barbeque.

## Historical Note

Veryan is most famous for its nineteenth century thatched Round Houses. There are five in all, two pairs of which stand at each end of the village and another in the centre. They were originally built by a missionary, named Reverend Jeremiah Trist, for his daughters. The present name of the village is a corruption of St Symphorian, the Parish saint, which in 1525 had become St Severian leading eventually to St Veryan. Close to Veryan is Carne Beacon, a Bronze Age grass covered barrow and reputedly the burial place of the legendary 6th century chieftain, Gereint of Dumnonia from whom the nearby village of Gerrans gets its name. Not far from there is Veryan Castle, a small Iron Age hill fort.

## Summary

Offering a rare opportunity for an investment buyer to purchase a charming and characterful cottage as an ongoing holiday letting concern, properties of this ilk are few and far between in the sought after village of Veryan, often considered to be one of the prettiest on the Roseland Peninsula. Early viewing is highly recommended.







Gerrans Bay and Carne and Pendower Beaches



St Symphorian's Church, Veryan

## Location Summary

(Distances and times are approximate)

Village centre: 200 yards. Carne Beach: 1.2 miles. King Harry Ferry: 6 miles. Tregony: 4.5 miles. St Mawes: 8 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles. St Austell: 13 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 20.5 miles (regular daily flights to London).

## Veryan

Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall and is a true village community with a post office/mini-market, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). It is also a conservation area and is approximately 1.2 miles from the unspoiled Pendower and Carne beaches. There are many lovely country walks in and around the village, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 11 miles away with excellent shopping facilities. The King Harry Ferry, approximately 6 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

## Cornwall

Cornwall has been enjoying a renaissance. The county recently leapfrogged London to be recently crowned by Rightmove as the top area in the UK for the most online property searches over the last year. The Duchy 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 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 are Aaron McNamara at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.

## General Information

**Services:** Mains water, electricity, and drainage. Oil fired central heating. Telephone (Superfast broadband enabled) and television points.

**Energy Performance Certificate Rating:** TBC

**Council Tax Band:** Exempt (Business rated).

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

**Tenure:** Freehold.

## Verbena

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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.

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**H Tiddy**