



Brambly Cottage



## Brambly Cottage

*Attractive cottage-style modern house at end of row of three, each of which is individual in appearance and designed by a local architect. Spacious three-bedroom accommodation in very good order throughout with double glazing and electric heating.*

### Accommodation Summary

**Gross Internal Floor Area:** 1068.06 sq. ft. (99.23 sq. m.).

#### Ground Floor

Entrance Hall, Shower Cloakroom, Kitchen, Living / Dining Room.

#### First Floor

Landing, 3 Bedrooms, Bathroom.

#### Outside

Garage, Parking, Private Front and Rear Gardens.





## Description

Situated on the ever-popular Bowling Green development in St Just in Roseland, Brambly Cottage has been in the same ownership for twenty-six years and has been well-maintained throughout. The property has well-proportioned living accommodation and is situated on a level plot with easily maintained patio gardens to the front and rear bordered with mature and colourful plants and shrubs. All windows are double glazed and it has electric heating. It has an adjacent garage with power and light connected and eaves storage space ideal for any boating equipment. At present used as a holiday home, Brambly Cottage is also ideal as a permanent home or could be used as a letting property (long term or for holidays) creating a very lucrative income.





## Brambly Cottage

From the Garage, a path leads to the entrance door opening into the spacious hallway with stairs rising to the first floor, doors lead to the shower / cloakroom, storage cupboard, kitchen and living / dining room. The shower / cloakroom is fully tiled, with a shower cubicle with electric shower, wash basin and wc. The living / dining room is very spacious with plenty of room for a dining table and has double glazed patio doors to the enclosed patio garden. The kitchen is well equipped with a range of wall and floor units with work surfaces over and a stainless-steel sink unit. It has a built-in electric oven and hob with extractor hood over and space for a fridge and washing machine. There is a half-glazed door to the garden.

On the first floor, off the landing there are three bedrooms, a bathroom and an airing cupboard. The main bedroom is very spacious with an oriel window with views stretching across the rolling countryside opposite. Bedrooms two and three are both of good size and have pleasant views over the garden and beyond. Bedroom three has a built-in wardrobe. The family bathroom consists of a panelled bath, a pedestal basin and low flush wc. The walls are fully tiled.



## The Gardens

From the main road, turn into The Bowling Green, then turn right after the terrace of three houses and proceed just past them to find the garage for Brambly Cottage. There is a picket fence with an archway leading through to the paved patio garden with many lovely colourful and bright shrubs and plants and flower beds. A paved path bordered by a Cornish stone wall and hedging leads to a further paved patio garden, with wooden fence and many lovely vibrant plants, flowers and shrubs.







Sunset at St Just in Roseland



St Just in Roseland Creek

## Location Summary

(Distances and times are approximate)

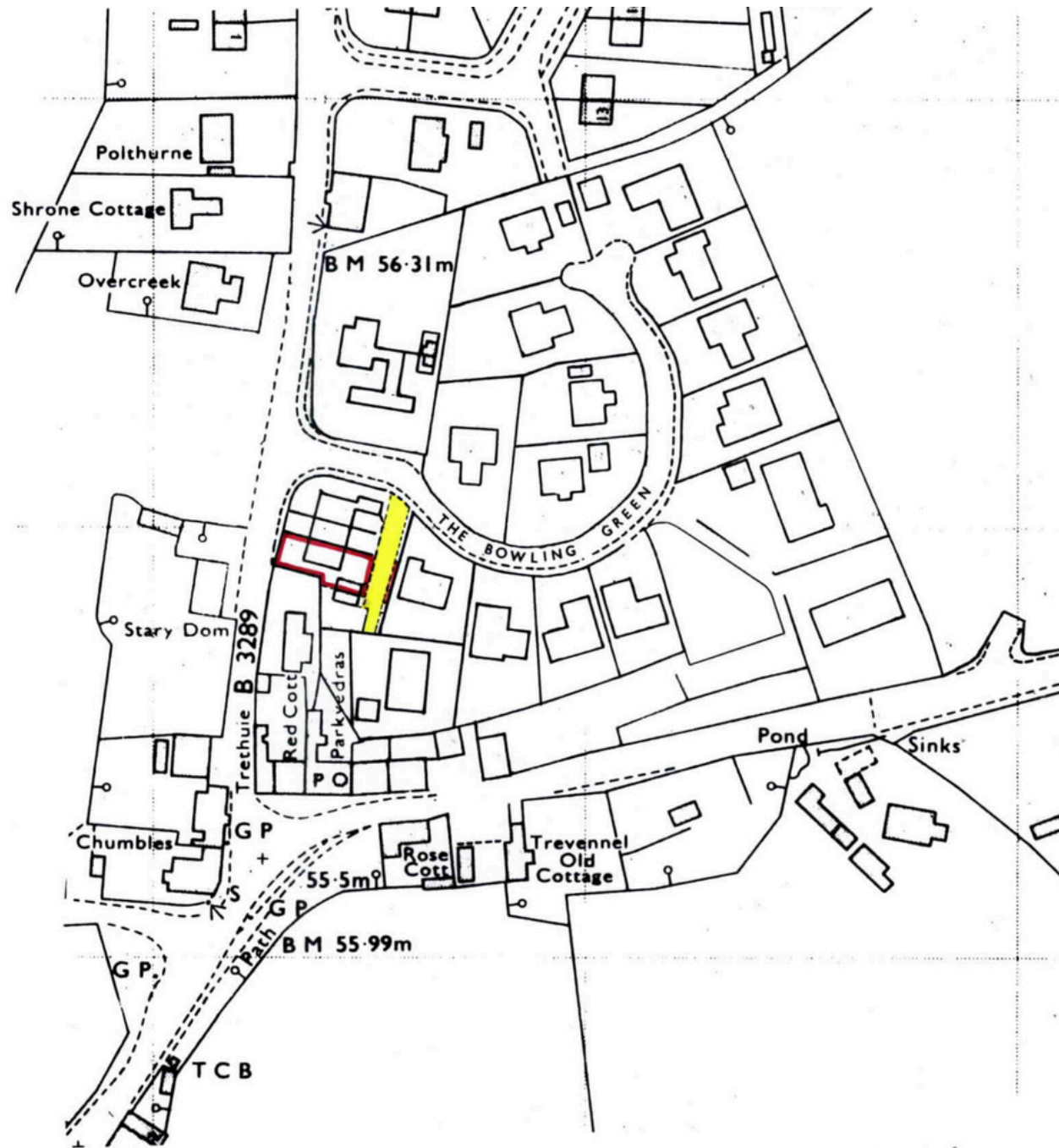
St Mawes: 2 miles with a Pedestrian Ferry to Falmouth (20 minutes).  
Bus Stop (St Mawes to Truro): 175 yards. St Just Church and Café:  
500 yards. St Just Boatyard: 550 yards. Truro: 9 miles via car ferry or  
18 miles by road. Cornwall Airport Newquay: 29 miles with flights to  
London and other UK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

## St Just in Roseland

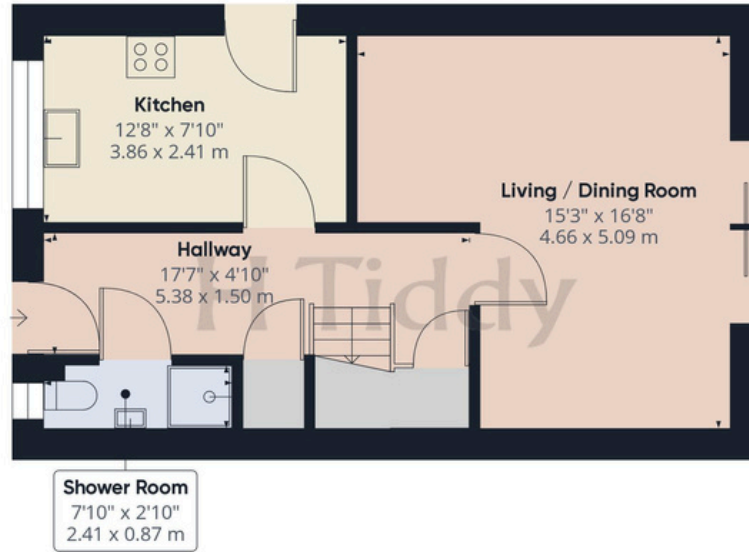
St Just-in-Roseland is a small village around 1.5 miles from the exclusive coastal village of St Mawes. It is renowned for its lovely Church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek which merges into the fine sailing waters of Carrick 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

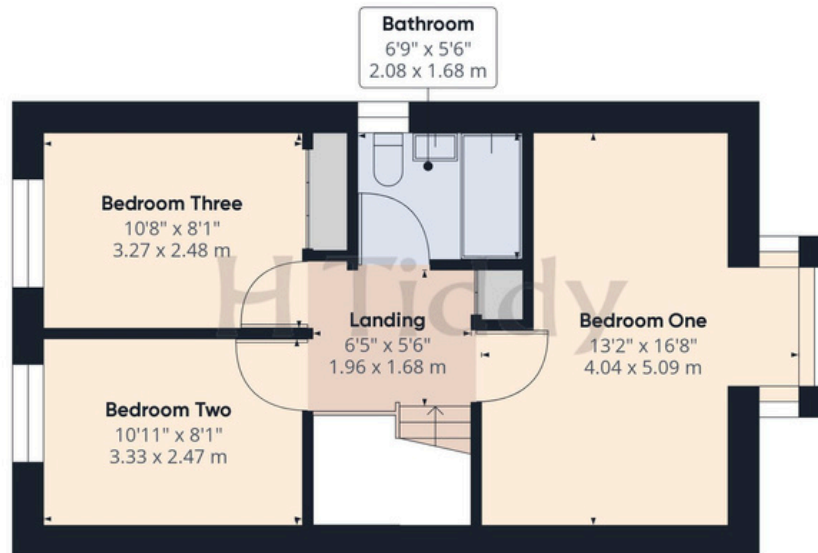
The Duchy of Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, 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.



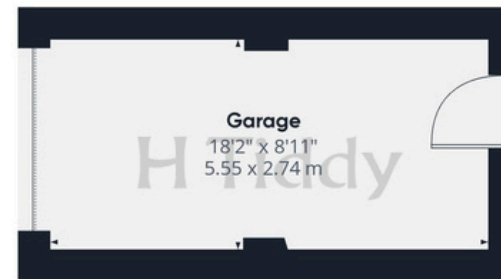




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1068.06 ft<sup>2</sup>  
99.23 m<sup>2</sup>

(1) Excluding balconies and terraces

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

## Brambly Cottage

1 The Bowling Green  
St Just In Roseland  
TR2 5JN

### General Information

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

**Energy Performance Certificate Rating:** E

**Council Tax Band:** C

**Ofcom Mobile Area Coverage Rating:** Likely

**Broadband:** FTTC Superfast Broadband available. Openreach predicted max download speeds: Superfast 48 / 74 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL102544

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

## H Tiddy Estate Agents

The Square  
St Mawes  
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TR2 5AG

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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'.

General Data Protection Regulations: 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 office in St Mawes.

