



Windmill

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Enjoying some of the finest views on the Roseland Peninsula, this quaint cottage has views that one will never tire of – uninterrupted extensive views that overlook St Just creek, the magical St Just Church and far-reaching coastal views across the Carrick Roads, including Mylor Yacht Harbour, as well as the sweeping rolling countryside. In-fact few properties can be seen from here with the protected National Trust Land between the property and the water.



Accommodation Summary

Gross Internal Floor Area: 913 sq ft (84 sq m)

Ground Floor

Entrance Porch, Living Room with open fireplace and exposed beams, Kitchen, Family Bathroom.

First Floor

Primary Double Bedroom with Seating Area and Fabulous Views over the Carrick Roads, Two Further Bedrooms, WC.

Outside

Enclosed Rear Patio, Garden Room, Decked Seating Area, Allocated Parking Space.



Description

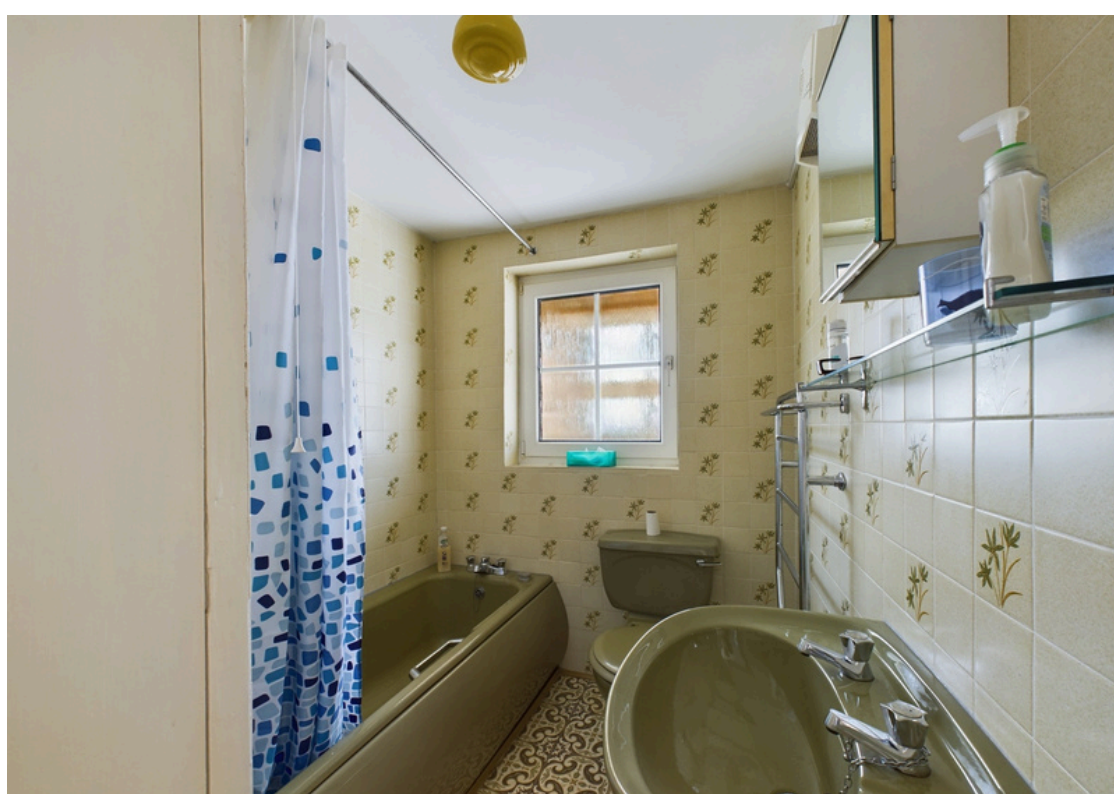
This charming three-bedroom cottage, situated in a serene location, offers an inviting blend of comfort and potential. In good order throughout but in need of modernisation, this home provides a fantastic opportunity for those looking to add their own personal touch. The property boasts breathtaking views over National Trust land, stretching towards Carrick Roads and St Just in Roseland Creek, making it an ideal retreat for nature lovers.

Inside, the cottage features three well-proportioned bedrooms, a bathroom, and a separate WC, catering to the needs of a family or those seeking additional space for guests or a home office. The layout is both functional and flexible, with each room offering a cozy and welcoming ambiance.

A highlight of this property is the separate garden room, perfect for use as a summer house, studio, or additional living space. This garden room is complemented by a newly replaced decked seating area, providing an excellent spot for outdoor relaxation and entertaining while soaking up the stunning views.

Additionally, the cottage includes a convenient parking space for a single car, ensuring easy access and practicality. With its combination of charm, potential, and superb location, this property is a rare find and a fantastic opportunity for buyers looking to create their dream home







Sunset at St Just in Roseland



St Just in Roseland Creek

Location Summary

(Distances and times are approximate)

St Just Church and Café: 350 yards. St Just Boatyard: 900 yards. St Mawes: 1.5 miles with a Pedestrian Ferry to Falmouth (20 minutes). 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. St Austell: 15 miles with London Paddington 4.5 hours by rail.

St Just in Roseland

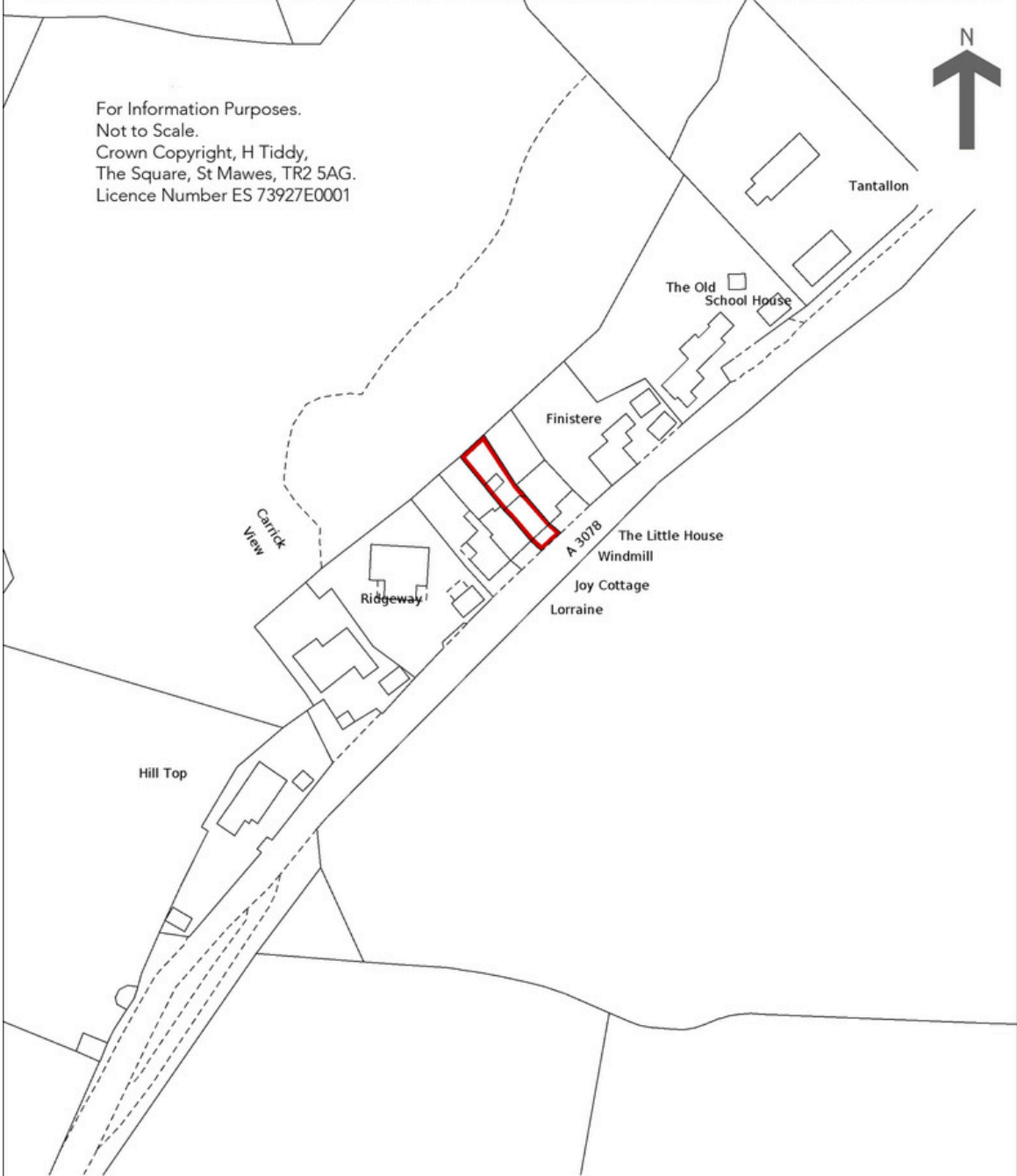
St Just-in-Roseland is a small village around 1.5 miles from the exclusive coastal village of St Mawes. It is renowned for its lovely Church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek which merges into the fine sailing waters of Carrick 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 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 shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Stuart Shaw at the Idle Rocks, St Mawes.

For Information Purposes.
Not to Scale.
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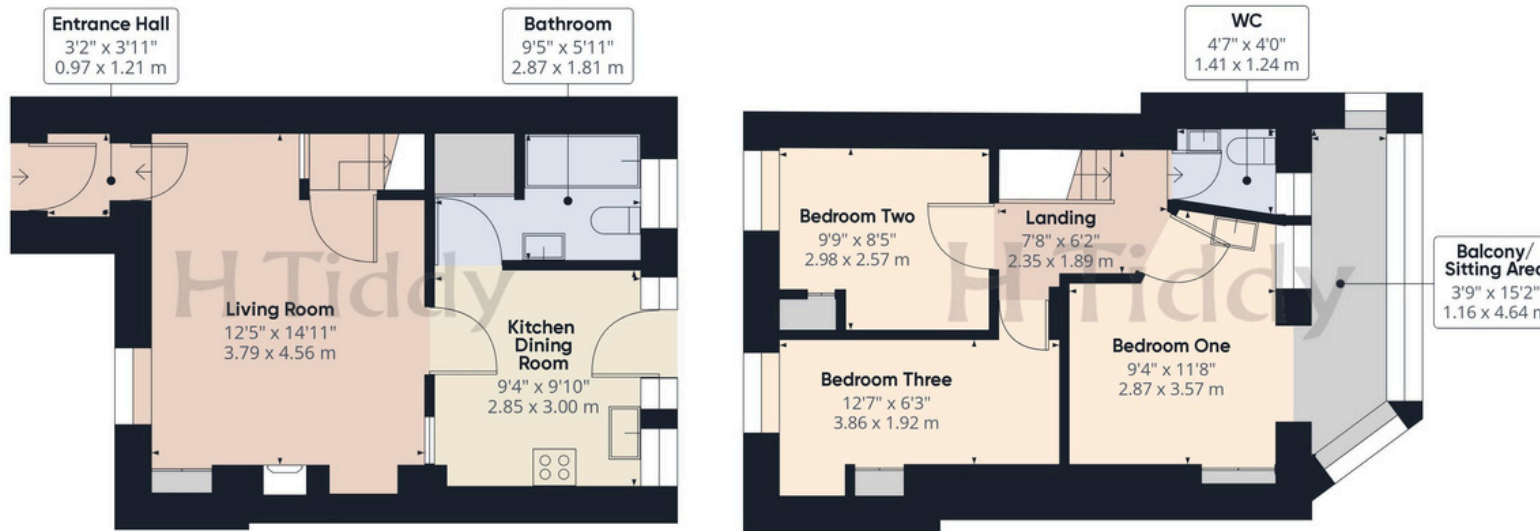


Approximate total area⁽¹⁾
 913.61 ft²
 84.88 m²

(1) Excluding balconies and terraces

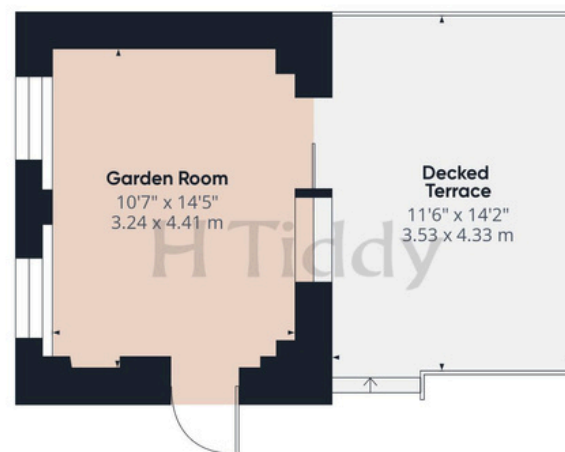
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

General Information

Services and Specifications: Mains water, electricity and private drainage. Electric storage heating. Calor Gas Heater. Telephone and television points.

Energy Performance Certificate Rating: E

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Likely.

FTTP Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL362207.

Viewing: Strictly by appointment with H Tiddy.

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