



5 Coronation Terrace

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*This tastefully presented 3-bedroom, light and airy, mid terraced house is decorated in neutral colours and has a good sized modern fitted kitchen dining room and a stylish bathroom. It is located in a quiet non-estate position with beautiful far reaching countryside views. Windows and doors are double glazed and the property is warmed by an oil-fired heating system. The enclosed rear gardens are predominantly laid for lawn for ease of maintenance. Suited towards the first-time, family or retiring buyer, it is subject to an occupancy restriction whereby buyers must have lived and /or worked in Cornwall for the past 3 years prior to purchase. Viewing internally is highly recommended.*



## Accommodation Summary

**Gross Internal Floor Area:** 904.46 sq. ft. (84.03 sq. m.).

### Ground Floor

Entrance Hall, Open Plan Kitchen Dining Room with Walk-In Pantry, Living Room, Utility Room.

### First Floor

Three Double Bedrooms, Family Bathroom.

### Outside

Enclosed Front and Rear Gardens, On-Road Parking.



## 5 Coronation Terrace: Description

Tucked away and located in a quiet hamlet of Treworga is this spacious three-bedroom home in good order throughout. This is a very rare opportunity, in this market, for an affordable family size home or for those local buyers looking to retire to the area. The property has generous front and rear gardens. There are stunning views over the rural countryside of the Roseland from all rooms, front and rear.

The front door opens into an Entrance Lobby with doors leading to the Kitchen Dining Room and to the Living Room, as well as stairs rising to the first floor. To the back of the property, off the Kitchen, is a Utility Room.

From the first floor Landing are three Bedrooms, all of which are doubles with the main bedroom having a built-in wardrobe. There is also a family Bathroom with suite comprising bath with shower over, vanity unit and wc. The property has been well-maintained throughout.

Outside, the front level garden area is mainly laid to lawn, with a pathway leading to the front door. At the rear there is a generous sized garden, with a patio area leading off the utility room, raised beds and is mainly laid to lawn for ease of maintenance, with storage sheds at the bottom.







## Location Summary

(Distances and times are approximate)

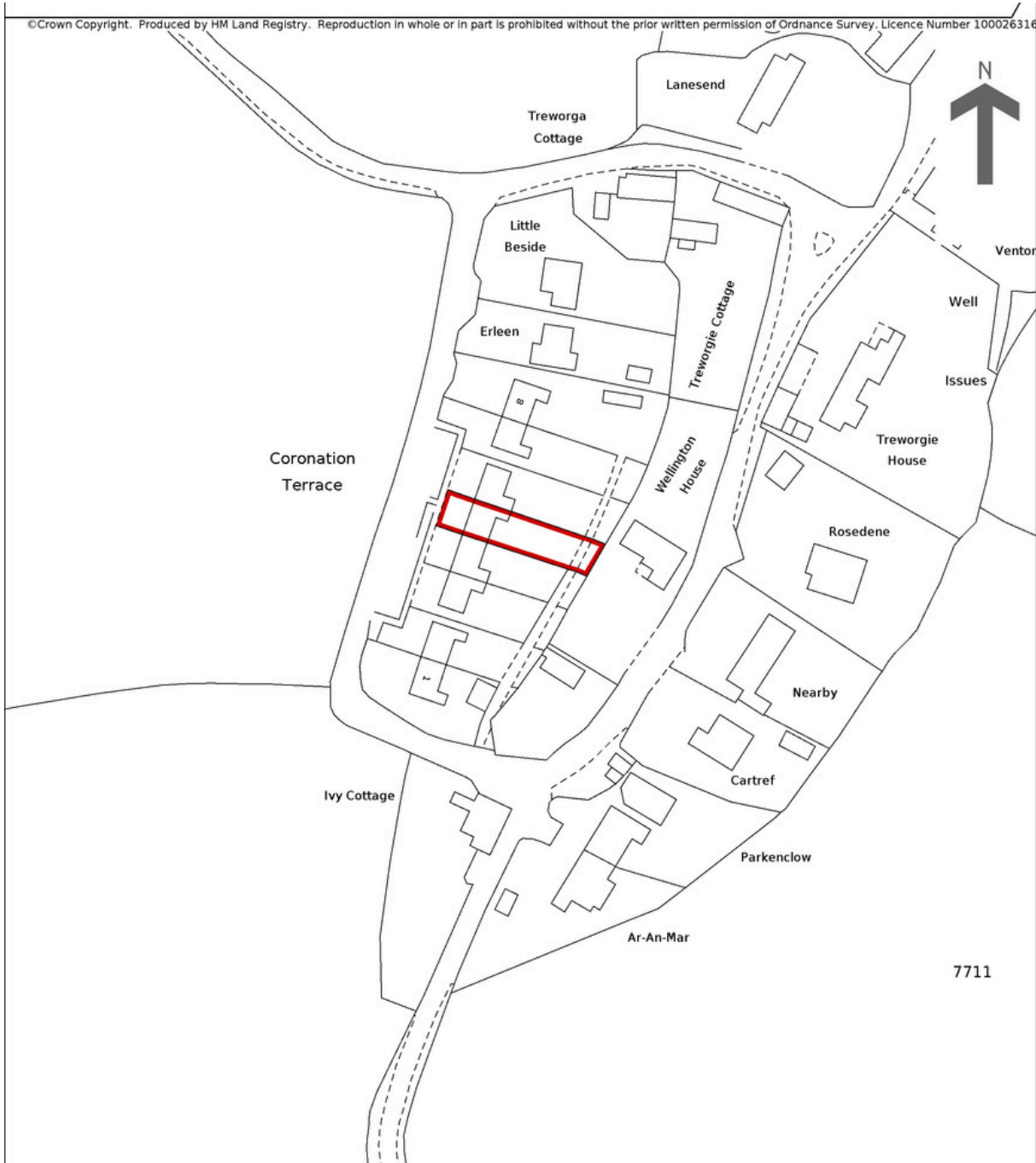
Ruan Laniorne: 1.5 miles. Pendower Beach: 2 miles. Veryan: 2 miles. Philleigh: 2 miles. Portscatho: 4 miles. King Harry Ferry: 4 miles. Tregony: 5 miles. St Mawes: 6 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles or 9 miles via King Harry car ferry. St Austell: 13 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 21 miles (regular daily flights to London).

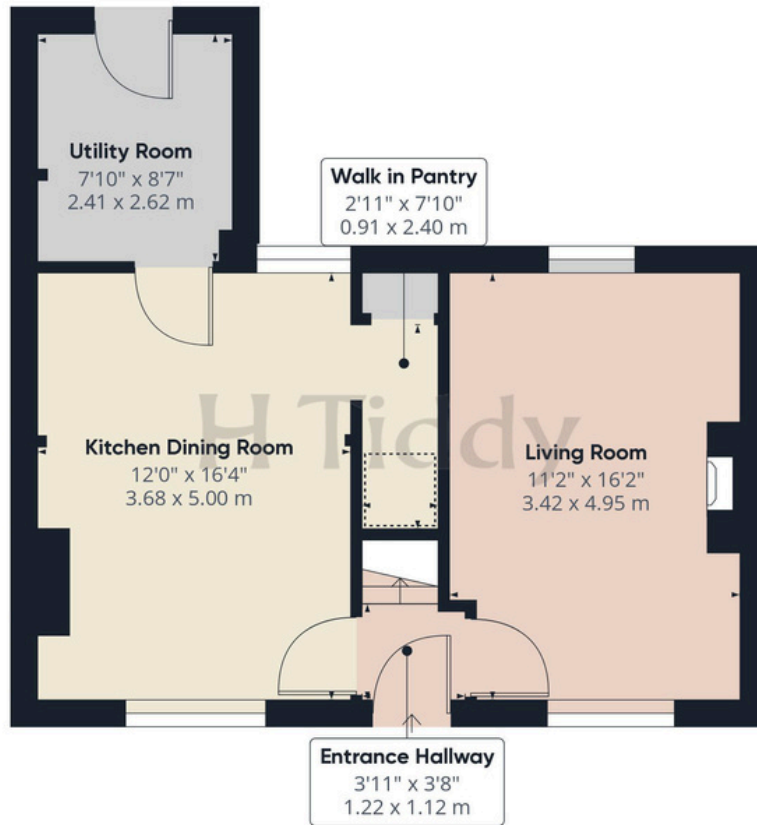
## Treworga

Treworga is a very pleasant rural hamlet situated very near the coast in the heart of the beautiful Roseland Peninsula (an Area of Outstanding Natural Beauty), while around 6.5 miles distant is the exclusive coastal village of St Mawes. Voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”, St Mawes has a range of shops hotels and restaurants (including the famous Tresanton and Idle Rocks Hotels). On the doorstep are fine beaches (Pendower Beach is just 2 miles away), and scenic countryside, creek and coastal walks. There is a choice of excellent nearby pubs including: The Kings Head, Ruan Laniorne (circa 1.5 miles), The Roseland Inn, Philleigh and The New Inn, Veryan (both around 2 miles). There are a number of popular local Primary Schools at Veryan, Gerrans, St Mawes and Tregony, and for secondary education, The Roseland Academy at Tregony has an Ofsted Rating of Outstanding.

## 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 Treliske). 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.





Ground Floor



Floor 1

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

904.46 ft<sup>2</sup>

84.03 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.

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## 5 Coronation Terrace

Treworga  
Ruan High Lanes  
TR2 5NN

### General Information

**Restrictive Covenant:** This property is subject to a Section 157 occupancy restriction where buyers must have lived and /or worked in Cornwall for the last 3 years prior to purchase.

**Services and Specifications:** Mains water and electricity. Private drainage. Oil fired central heating.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** B

**Ofcom Mobile Area Coverage Rating:** Likely

**Broadband:** FTTC Broadband available: Openreach predicted max download speeds: Superfast 16 - 28 Mbps; Standard 24 Mbps.

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

**Tenure:** Freehold.

**Land Registry Title Number:** CL179190

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

## 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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