



Meadow Brook

H Tiddy

Meadow Brook

This detached three-bedroom bungalow, built in 1989, is situated in an extremely peaceful and rural setting, offering a tranquil retreat surrounded by nature. The property boasts delightful country views, hedged gardens, ample parking, and the convenience of two garages.

Accommodation Summary

Gross Internal Floor Area: 1,401 sq ft (130.21 sq m).

Internally

Recessed Porch, Hallway, Kitchen Diner, Living Room with Conservatory off, Bedroom 1 with En Suite WC / Basin, Two further Bedrooms, Shower Room.

Externally

Two Garages, Parking Area, Patio and Gardens.



Introduction

The bungalow is positioned on the south-facing slope of a secluded valley, ensuring plenty of natural light and warmth. Despite its tranquil and rural setting, it is conveniently located just a few miles from the coast and a beautiful beach near Caerhays Castle, offering easy access to coastal walks and scenic views.

Meadow Brook is difficult to fully capture in photographs and must be viewed in person to be truly appreciated. It is in good order, easy to manage, and ideal as either a permanent residence or a second home. The bungalow features a garden that is a bit overgrown, adding to its natural, rustic charm. With a little attention, it has the potential to be transformed into a beautiful outdoor space, complementing the property's overall appeal as a tranquil and manageable home.



Description

With modern double glazing and oil-fired central heating Meadow Brook offers a well-designed layout that includes a fitted kitchen diner with a Stanley oil fired 'Aga', a comfortable and spacious living room with a natural stone fireplace fitted with a stove, and an adjoining conservatory, and a primary bedroom featuring an en suite WC and wash basin. Additionally, there are two further bedrooms and a separate shower room, making the home both functional and inviting.

The site is elongated in shape, is very secluded and faces south out over a part wooded valley. At one end is a parking area, two single garages, a garden shed and a greenhouse. Paths lead each side of the bungalow leading to a paved patio area, plus a lawn with colourful flowers and shrub borders, and a small pond. To the south side of the property is an extra piece of garden which includes a vegetable patch, chicken run and some lawn, which is rented on a casual basis from a neighbour.







Location Summary

(Distances and times are approximate)

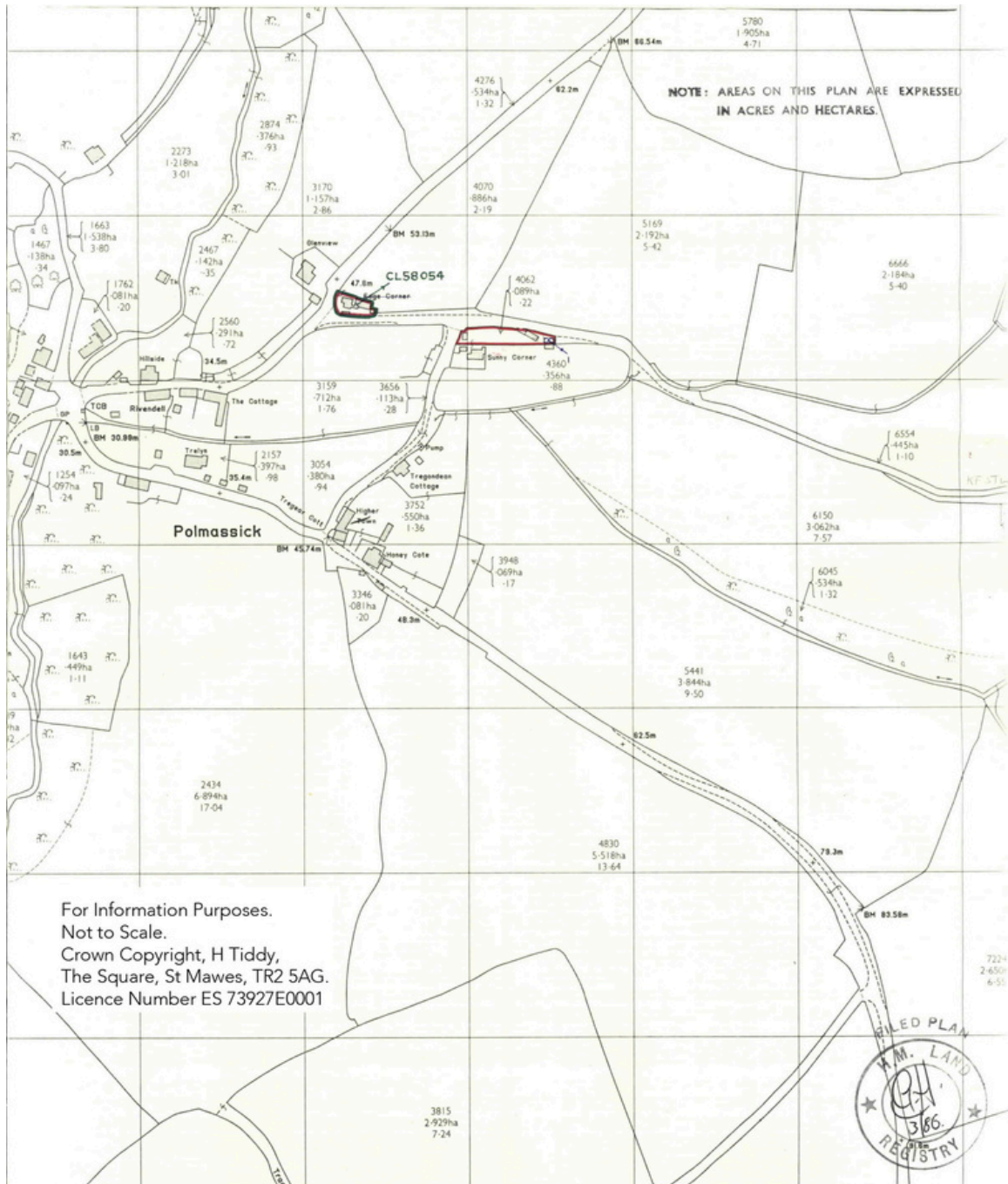
The Lost Gardens of Heligan: 2 miles. Mevagissey: 3.5 miles. Gorran Haven: 3.8 miles. Tregony: 4 miles. St Mawes: 14.5 miles. Truro: 12.7 miles. Falmouth: 23 miles. Cornwall Airport Newquay: 18.2 miles with daily flights to London and regular flights to other Regional UK airports and European destinations. St Austell: 8 miles with London Paddington 4.5 hours by direct train.

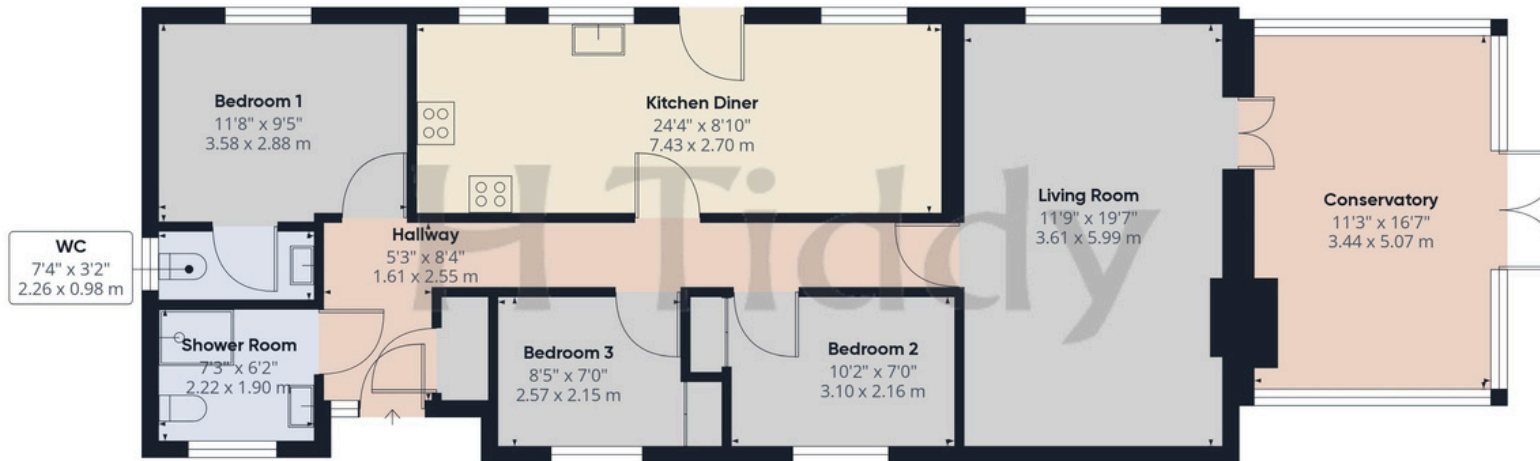
Polmassick

Polmassick is a peaceful and beautiful rural hamlet consisting mainly of old cottages. It is tucked away in sun trapped tranquillity yet convenient for local beaches, beautiful walks and the many delights of the Roseland Peninsula, as well as the rest of Cornwall's attractions including The Lost Gardens of Heligan, (just up the road from Hillside), The Eden Project, Caerhays Castle and Trewithen Garden. The nearby village of St Ewe, less than a mile distant, is a small rural village consisting mainly of period properties, the Church and a Pub. The many delights of the Roseland Peninsula including many National Trust areas are all nearby. The whole area is perfect for those who enjoy walking and the pleasures of coast and country with many country walks in the vicinity. There are primary and secondary schools located at Tregony, Mevagissey and Gorran Churchtown. Mevagissey is a working fishing port and a renowned tourist attraction with a good range of amenities including a Post Office, Chemist, Bakers, mini-market, Cafes, Pubs, Restaurants and Doctor's Surgery. The nearest large town is St Austell which has a wide selection of facilities, and from where there is an Inter-city rail service to London. The city of Truro is the commercial centre for Cornwall with a Cathedral and theatre, several supermarkets, a farmers' market and other shopping facilities. It also provides excellent private and state schooling at all education levels.

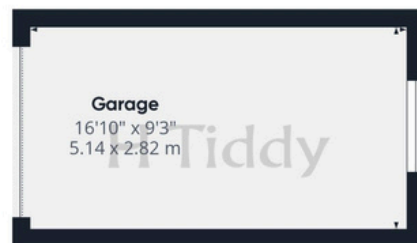
Cornwall

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.





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1401.57 ft²

130.21 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.

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General Information

Services and Specifications: Mains water and electricity. Private drainage. Oil fired central heating. Double glazed windows and doors.

Energy Performance Certificate Rating: F

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Limited for EE, Likely for Three, O2 and Vodafone.

FTTC Broadband available: Openreach predicted max download speeds: Ultrafast 1800 Mbps; Standard 24 Mbps.

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

Tenure: Freehold.

Land Registry Title Number: CL22085.

Extra Garden: rented on casual basis with peppercorn rent agreement.

Viewing: Strictly by appointment with H Tiddy.

Meadow Brook

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