



Tygywyn

H Tiddy

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Located in the charming village of Veryan Green, this beautifully renovated two-bedroom Grade II Listed detached Cornish cottage offers a rare blend of character, privacy, and modern living. With its idyllic setting and proximity to the village green, this home is perfect for those seeking a peaceful retreat or a delightful village home.



Accommodation Summary

Total Internal Floor Area: 717.19 sq ft (66.63 sq m).

Ground Floor

Living Room, Kitchen, Bedroom Two, Sunroom, Family Bathroom.

First Floor

Bedroom One.

Outside

Enclosed Courtyard Garden.



Description

This charming Grade II Listed cottage offers the perfect combination of village life, modern comfort, and timeless character. Its proximity to the breathtaking coastline and the vibrant community of Veryan Green ensures it will appeal to those seeking a quintessential Cornish lifestyle.

The ground floor is thoughtfully arranged to provide a balance of comfort and functionality. The cosy living room features a wood burner, creating a warm and inviting focal point for the space. Adjacent to the living room is a single bedroom, which is versatile in its use and could easily serve as a guest room or a home office. The kitchen is well-appointed, with a door leading to the side of the property, offering convenience and a touch of rustic charm. A bright sunroom opens directly onto the enclosed courtyard garden, seamlessly blending indoor and outdoor living. The separate dining room provides a welcoming space for entertaining. The spacious family bathroom is located on the ground floor, providing modern fittings and ample space, ideal for relaxation after a day exploring the surrounding countryside.

The first floor is dedicated to the primary bedroom, a generously proportioned double room that exudes character with its exposed beams and a traditional window seat.





Outside

The fully enclosed courtyard garden is a true jewel of the property. Surrounded by mature planting, it offers a tranquil haven of colour and greenery, ideal for unwinding in the fresh Cornish air. Whether used for dining alfresco, hosting friends and family, or simply enjoying the peace and quiet, this private garden is a significant feature of the property. The careful landscaping and established borders enhance the sense of seclusion, while the garden's manageable size ensures it remains an enjoyable space rather than a burden.



Location Summary

(Distances and times are approximate)

Veryan Village centre: 700 yards. Carne Beach: 1.8 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 and Veryan Green

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/village shop within a few minutes level walk of the property, primary school, Church, an excellent pub, a Tennis club and Social club (including indoor bowls). There is a regular bus service from the village. It is also a conservation area and is approximately 2 miles from the unspoilt 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 12 miles away with excellent shopping facilities. The King Harry Ferry, approximately 4 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

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.

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 connections to other UK regional airports and a number of European destinations.

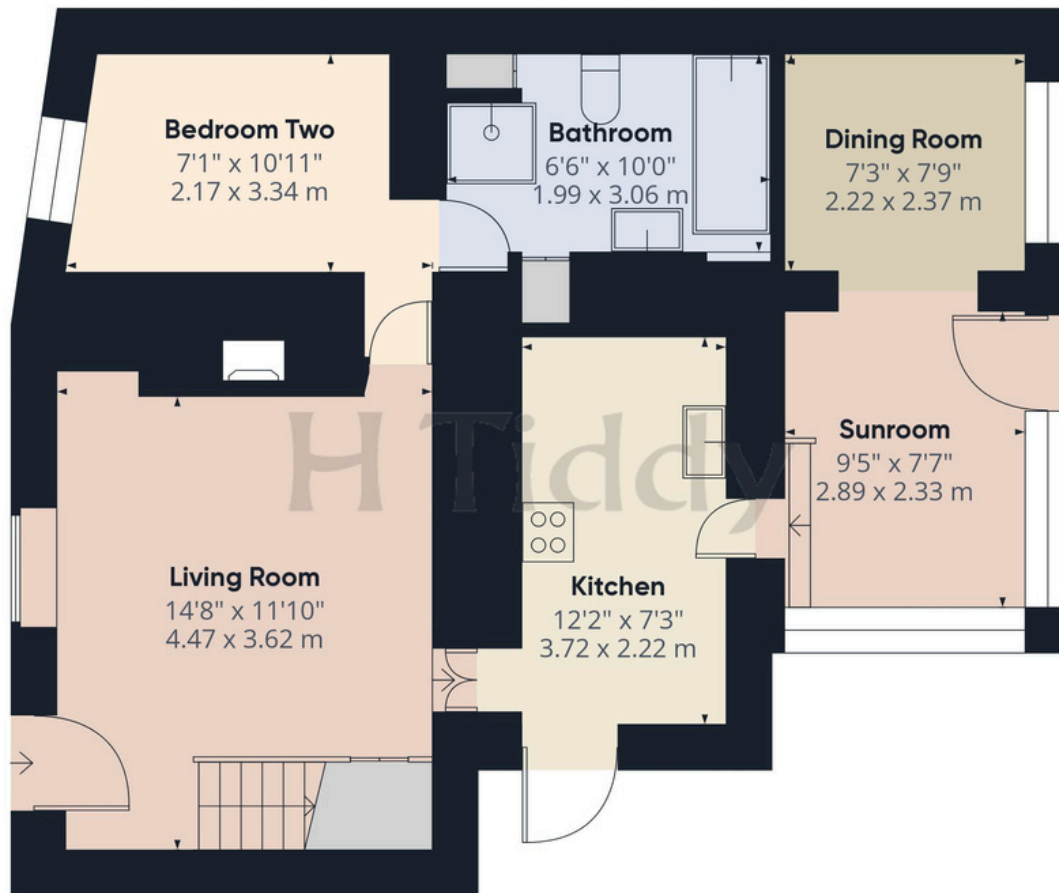
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

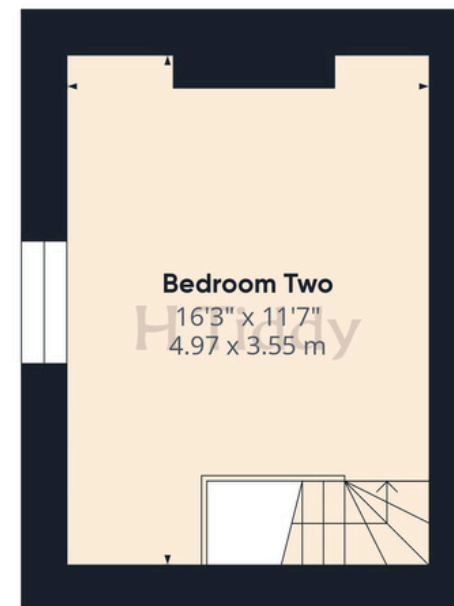




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

717.19 ft²

66.63 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.

Calculations are based on RICS IPMS 3C standard.

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General Information

Services: Mains water, electricity and drainage.Telephone and television points.

Energy Performance Certificate Rating: F.

Council Tax Band: B.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

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

Tenure: Freehold.

Land Registry Title Number: CL190505.

Viewing: Strictly by appointment with H Tiddy.

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