



41 Roseland Gardens

H Tiddy

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An exciting opportunity to acquire a well-proportioned two-bedroom detached bungalow, nestled in a peaceful cul-de-sac in the sought-after village of Veryan. This charming home is set within delightful gardens to the front and rear, offering a private and tranquil setting. The property further benefits from driveway parking and a garage, which presents potential for conversion (subject to the necessary consents). While well-maintained, there is scope for modernisation, allowing a buyer to personalise the space to their own taste.



Accommodation Summary

Total Internal Floor Area: 962.38 sq ft (89.41 sq m).

Inside

Living Room, Kitchen, Dining Room, Two Double Bedrooms, Bathroom.

Outside

Attached Garage, Front Garden, Rear Garden, Shed, Driveway Parking.



Inside

The property welcomes you into a bright and airy entrance hall, providing access to most of the rooms. The generously sized living room is positioned at the front of the bungalow, benefiting from large windows that frame wonderful views over the surrounding countryside. Natural light floods the space, creating a warm and inviting atmosphere. This room provides ample space for both relaxation and entertaining, offering flexibility in layout and use, and has the benefit of a sliding door out to the garden.

The kitchen is well-proportioned and is positioned towards the rear of the home, benefitting from direct access to the garden via a convenient back door. There is ample countertop space and storage, along with room for additional appliances. The adjoining dining room, with serving hatch provides further convenience.

Both double bedrooms are of excellent size, each featuring built-in wardrobes for practical storage. Positioned to ensure privacy and tranquillity, these rooms offer comfortable retreats at the end of the day. The bathroom is fitted with a bath, wash basin, and WC, designed for functionality and ease of use.





Outside

The rear garden is a particular highlight, offering a beautifully landscaped space with tiered terracing, lawned areas, Cornish stone walls, and an array of mature plants, including vibrant camellias.



Location Summary

(Distances and times are approximate)

Veryan Village centre: 525 yards. Carne Beach: 1.6 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/mini-market within a few minutes level walk of the property, primary school, Church, an excellent pub and a Sports 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 unspoiled 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.

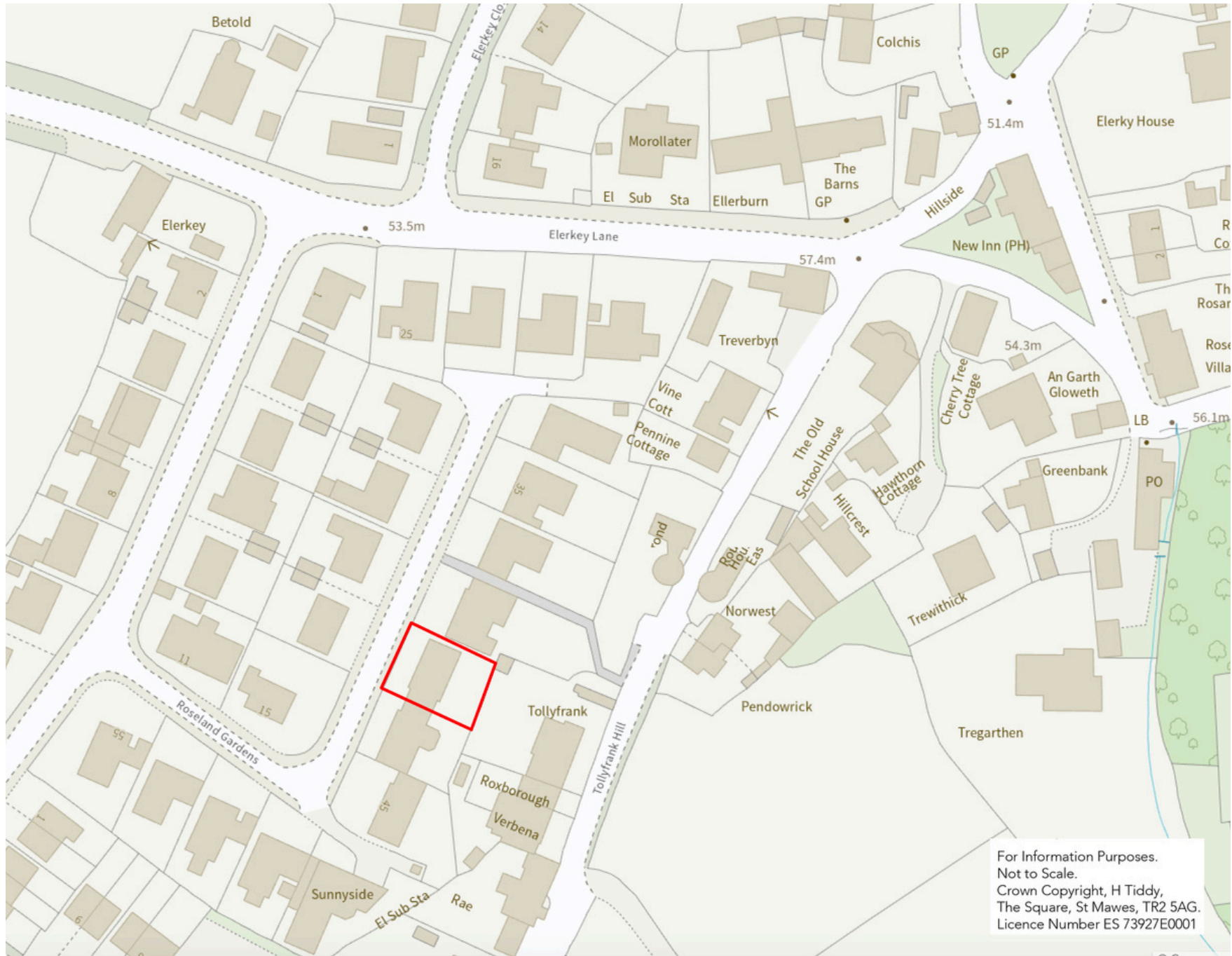
Cornwall

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

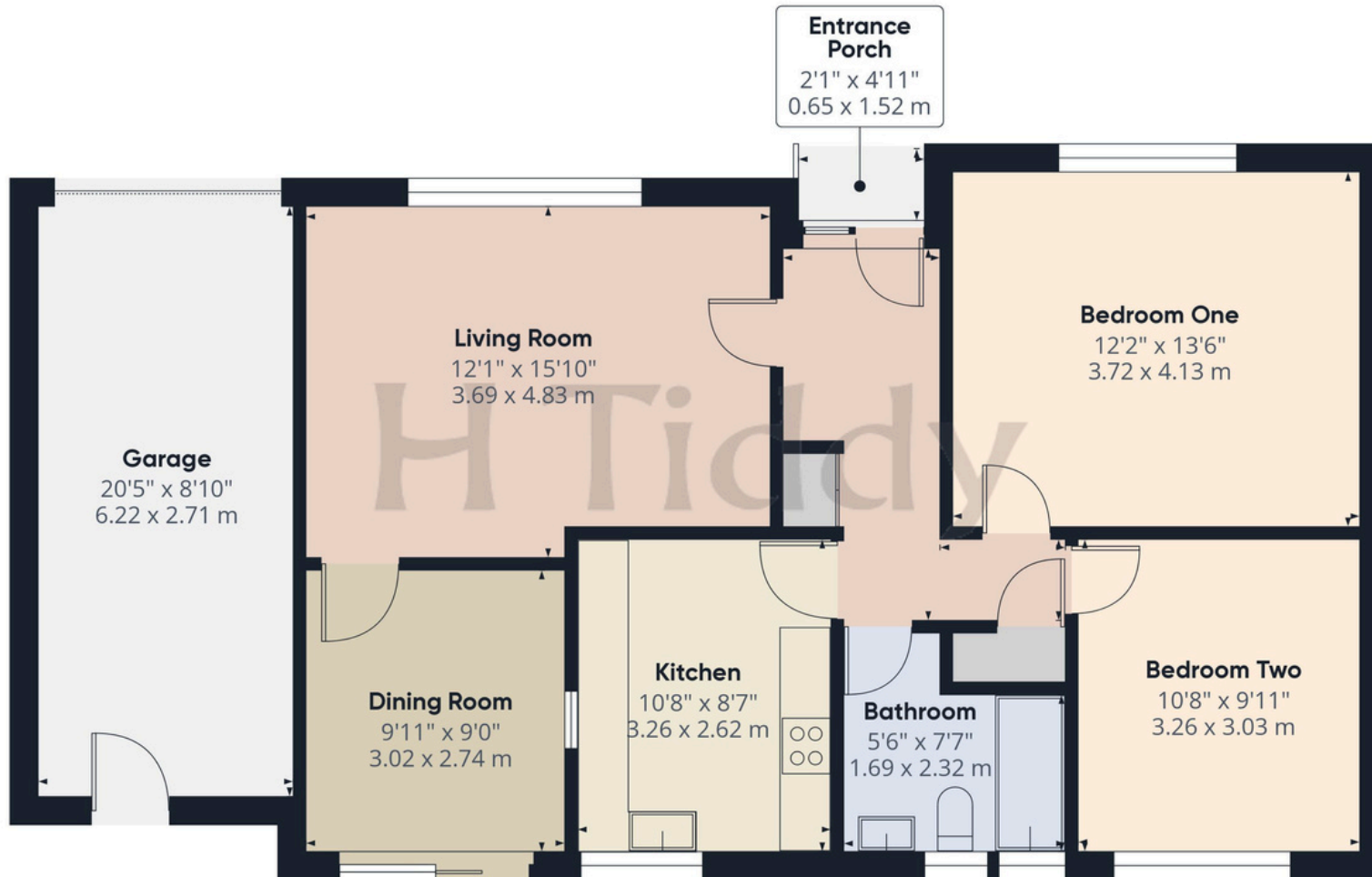
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), 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.





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Not to Scale.
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Ground Floor Building 1

Approximate total area⁽¹⁾

962.38 ft²

89.41 m²

Balconies and terraces

10.55 ft²

0.98 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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General Information

Services and Specifications: Mains electricity, water, drainage. Double glazed windows and doors.

Energy Performance Certificate Rating: D.

Council Tax Band: D.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 44 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. 2040 to 2060 Very Low. Surface Water: Very Low. 2036 to 2069: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL5944.

Viewing: Strictly by appointment with H Tiddy.

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Veryan
Truro
Cornwall
TR2 5QR

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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