



Roseland Cottage

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This charming three-bedroom Grade II Listed semi-detached Cornish cottage blends traditional character with modern touches, offering a warm and inviting home in a picturesque village setting. With an open-plan living area, a beautifully updated kitchen, and versatile bedrooms, it balances comfort and functionality. Outside, the property features delightful enclosed gardens, scenic views, and the rare advantage of ample private parking. Ideal for those seeking a quintessential countryside retreat with contemporary convenience.



Accommodation Summary

Gross Internal Floor Area: 846.6 sq ft (78.65 sq m).

Ground Floor

Open Plan Living & Dining Room with Feature Fireplace, Kitchen.

First Floor

Landing, Bedroom one with en-suite WC, Family Shower Room, Bedroom Two, Bedroom Three.

Outside

Driveway with space for three cars, Front Courtyard Garden, Rear Courtyard Garden.



Description

Nestled in the heart of the picturesque Cornish village of Veryan Green, this charming three-bedroom semi-detached Grade II Listed cottage exudes quintessential character and style. From the moment you step through the front door, you are welcomed into an open-plan living and dining space brimming with warmth and charm. A feature stone fireplace with an inset wood burner and a classic wood mantle takes pride of place, complemented by exposed wood floorboards that run throughout the space, adding a touch of rustic elegance.

The recently renovated kitchen is both stylish and practical, boasting cream Shaker-style cabinets paired with a sleek black granite worktop. Thoughtfully designed storage solutions are seamlessly integrated into the space, ensuring functionality without compromising on style. A door from the kitchen opens out to the rear patio, offering a natural flow between indoor and outdoor living.

Upstairs, the accommodation is both generous and versatile. Two spacious double bedrooms provide comfortable retreats, with the primary bedroom benefiting from the added convenience of an en-suite WC. A third bedroom, currently used as a dressing and treatment room, offers flexibility to suit a variety of needs. The modern family bathroom is a standout feature, equipped with a luxurious walk-in shower that brings a contemporary touch to this otherwise traditional home.





Outside

The front courtyard garden is a delightful space, enclosed by characterful stone walls and paved with local slate. It provides an idyllic spot to relax and enjoy the charm of the village setting. To the rear, the courtyard garden is a sunny haven with stunning views across neighbouring fields, making it the perfect spot for alfresco dining on warm evenings. A private driveway with space for approximately three cars is a rare and valuable feature in this sought-after location, ensuring convenience as well as charm.

Summary

This enchanting property combines traditional Cornish character with modern comforts, creating a truly special home that is as practical as it is beautiful.

For those who love the outdoors, Carne Beach and the renowned South West Coastal Path are less than 2 miles away, offering stunning coastal walks and breathtaking views. Whether you're looking to explore the rugged Cornish coastline or simply enjoy a day at the beach, this location has it all.



Location Summary

(Distances and times are approximate)

Veryan Village centre: 850 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.

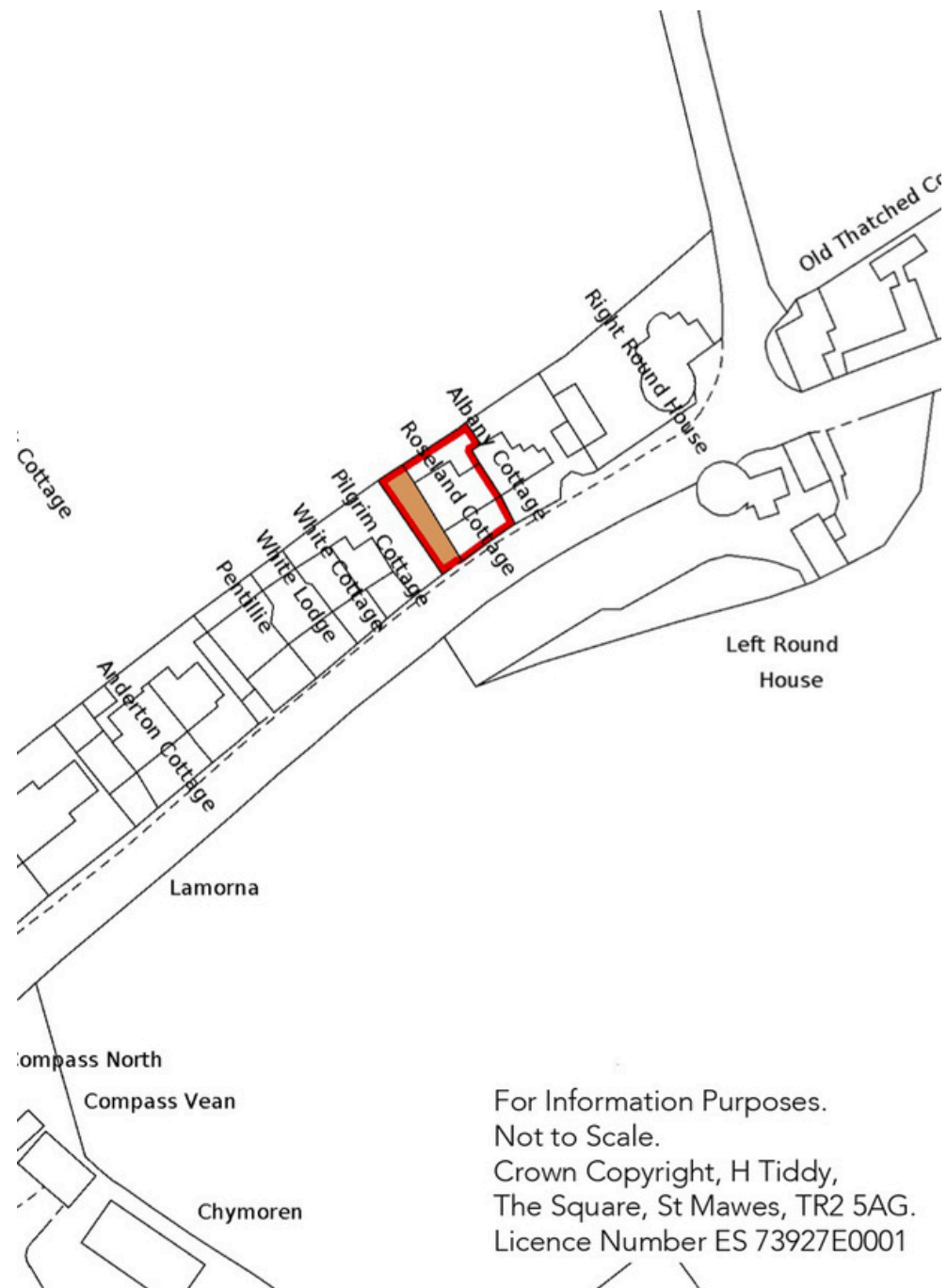
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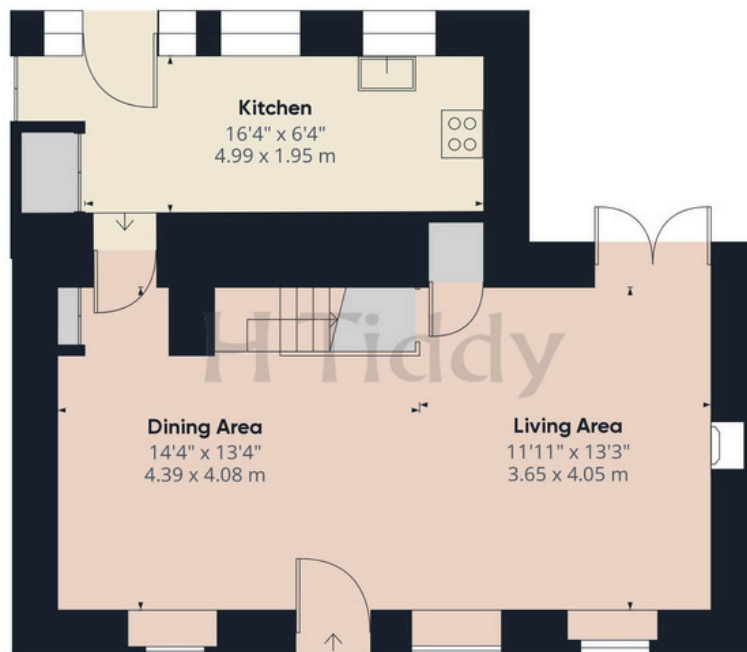
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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

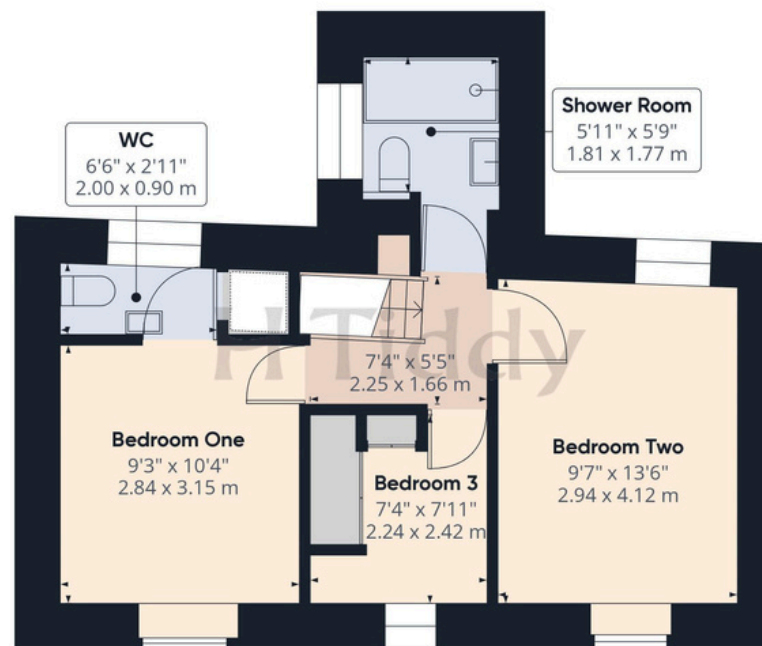
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On the Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

846.6 ft²

78.65 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.

GIRAFFE 360

General Information

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

Energy Performance Certificate Rating: G

Council Tax Band: D

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 64 - 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: CL98458.

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

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