



Jimjons

H Tiddy

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A charming quintessential 2-bedroom double fronted cottage overlooking Veryan Green, with a pretty, walled south-facing garden, off-street parking for 2 cars and a single garage, offering buyers the opportunity to update and modernise.

Accommodation Summary

Gross Internal Floor Area: 821.07 sq ft (76.28 sq m).

Ground Floor

Entrance Porch, Dining Room, Living Room, Bathroom, Kitchen.

First Floor

Two Double Bedrooms.

Outside

Enclosed South-Facing Garden, Off-Street Parking for Two Cars, Single Garage.



Inside

This delightful double-fronted cottage offers a rare opportunity to own a quintessential piece of Cornish history. Believed to date back some 200 years, this well-loved family home is perfectly situated in a tranquil corner, overlooking the charming Veryan Green.

Stepping inside, you'll find a cosy living room that serves as the heart of the home. The room is brimming with character, featuring an inglenook fireplace complete with the original clome oven—a nod to the cottage's rich heritage. This inviting space is ideal for relaxing by the fire, while still offering plenty of potential for personalisation to suit your tastes.

The property has been sympathetically extended over the years to include a kitchen, bathroom, and a single garage, blending seamlessly with the original structure. The kitchen, while in need of some modernisation, offers a wonderful opportunity to create a contemporary space that compliments the cottage's historic charm. There is also potential to extend further above the kitchen, subject to the necessary consents, allowing for the creation of an additional bedroom and an upstairs bathroom and also to extend the kitchen into the garage—perfect for a growing family or for those looking to add value. Upstairs features two generously sized double bedrooms, each offering a peaceful and comfortable retreat.

While the cottage is in need of some modernisation, it has been a cherished family home for many years and presents a wealth of potential for its new owners. Whether you're drawn to its historic features, its tranquil setting, or its potential for renovation, this cottage is a rare gem in the heart of Veryan Green.





Outside

With off-street parking for two cars and a single garage, the property combines modern convenience with traditional charm, making it a rare find in such a desirable location. The cottage has a very pretty mature, fully enclosed south-facing walled garden, creating a private and serene retreat, perfect for soaking up the sun and enjoying the peaceful surroundings.

Positioned within 700 yards of the main village amenities, this cottage offers the best of both worlds—peaceful, rural living with easy access to everyday essentials. The vibrant community of Veryan is known for its beautiful thatched roundhouses and friendly atmosphere, making it a truly special place to call home.

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: 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.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

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

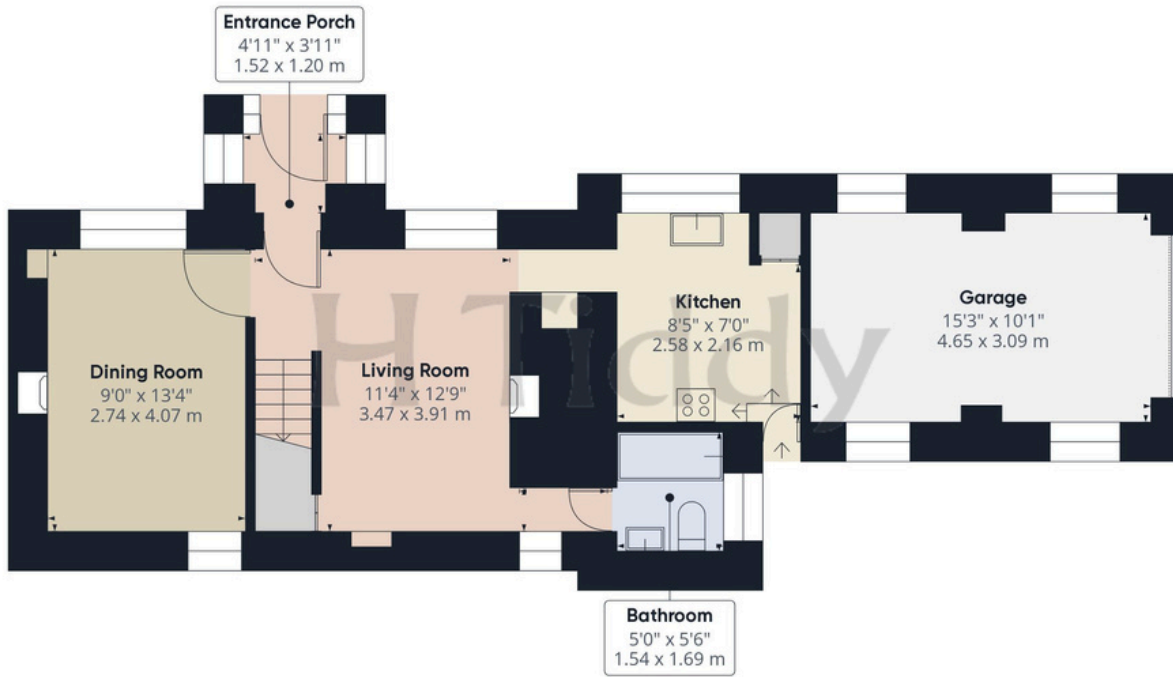
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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

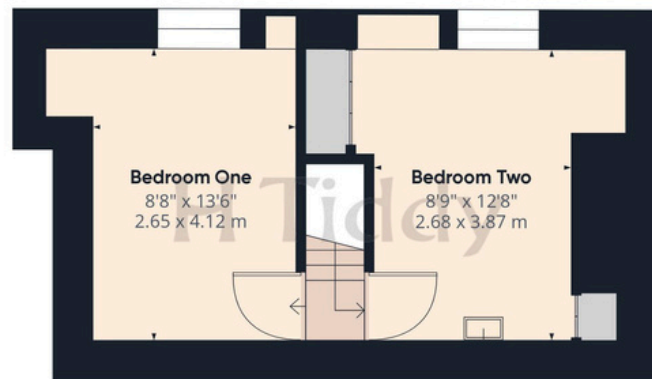
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock) Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard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







Ground Floor



Floor 1

Approximate total area⁽¹⁾
821.07 ft²
76.28 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.

Energy Performance Certificate Rating: TBC

Council Tax Band: D

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 38 Mbps; Standard 24 Mbps.

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

Tenure: Freehold.

Land Registry Title Number: Currently unregistered.

Viewing: Strictly by appointment with H Tiddy.

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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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