Pen Pol
Treworthal

Ruan High Lanes
TR2 5LR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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CHARMING DETACHED GRADE II LISTED COUNTRY COTTAGE

Located within a small hamlet deep in the heart of the Roseland Peninsula and just in land from the sea.

Beautifully presented and full of character and retaining many period features including inglenook fireplaces, exposed beams with good ceiling height, solid oak doors and exposed wooden floors. The property is set in beautiful grounds and will make the perfect family home.

In all, the accommodation comprises:- three bedrooms, sitting room, dining room, kitchen/breakfast, utility, cloakroom and bathroom.

The gardens enjoy a sunny aspect and surround the property. They are level, enclosed and extremely private with many mature shrubs and plants, lawns and large terrace for sitting out. The setting is very peaceful with no road noise whatsoever.

A drive provides off road parking for multiple vehicles and there is a substantial detached double garage with attractive stone elevations and attached store.

Sold with no chain. EPC - E. Tenure - Freehold. Council Tax - F

Guide Price £695,000

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GENERAL COMMENTS

Situated in a delightful rural hamlet, just in land from the sea is this charming Grade II Listed detached cottage. Set in attractive secluded gardens extending to approximately quarter of an acre, the whole property enjoys complete privacy, peace and quiet. The property is built of stone and cob under a thatched roof and is one of a small group of very old cottages tucked away deep in the Roseland countryside yet just over a mile from the south Cornish coast. The cottage is full of charm and character with well proportioned rooms and good head height. It is beautifully presented with a wealth of period features, including beamed ceilings, inglenook fireplaces with clome oven, bespoke custom-made internal oak doors, ash staircase and exposed wood flooring on the first floor. The accommodation includes sitting room, dining room, kitchen/breakfast room with fitted appliances, utility and cloakroom. The first floor includes three double bedrooms and bathroom with bath and separate shower cubicle.

Outside are fabulous enclosed gardens that surround the property and enjoy sun all day. They are virtually level with many mature shrubs and plants that provide colour and interest, lawns and a large terrace provides plenty of sitting out space. They are incredibly private. A driveway provides parking for several cars and there is a substantial detached double garage with adjoining garden storeroom.

The cottage is being sold with no chain. An internal viewing is esssential.

LOCATION

The Roseland peninsula is an area recognised as being of outstanding natural beauty and there are many scenic attractions both inland and along the coast. The hamlet of Treworthal is approached by minor country roads almost mid way between Philleigh and Ruanhighlanes, about one and a half miles from Pendower beach and two miles from Porthcurnick. The nearest village of any size is Portscatho and Gerrans, these include an excellent local shop, cafes and restaurants including The Boathouse, two public houses and even a doctors surgery. The Hidden Hut and a Michelin star restaurant at The Driftwood is in nearby Rosevine. The well known village of St. Mawes is approximately seven miles away and this has an all year round passenger ferry to Falmouth with Truro and St. Austell being each about sixteen miles away. For those interested in sailing there are moorings on the Percuil river and this gives easy access to the sailing waters of Carrick Roads in the Fal Estuary.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

ENTRANCE HALL

Beamed ceiling. Ash staircase with turned barley-twist spindles to first floor. Doors to sitting room, dining room, kitchen and cloakroom. Stable door to side providing access to patio and garden. Night storage heater. Telephone point.

SITTING ROOM

3.96m x 3.70m (12'11" x 12'1")
A twin aspect room with windows to front and rear overlooking the gardens. Feature Inglenook fireplace incorporating Clearview woodburner with clome oven and slate hearth. Four double wall-light points. Night Storage Heater. Window seat. Beamed ceiling.

DINING ROOM

3.66m x 2.95m (12'0" x 9'8")
Another twin aspect room with windows to front and side. Inglenook fireplace with timber beam. Night storage heater. Exposed beams. Three wall-light points. Window seat.

INNER HALLWAY

Doors to kitchen, cloakroom and to side garden and patio.

CLOAKROOM

Low level w.c, pedestal wash hand basin, Night storage heater. Window to side.

KITCHEN/BREAKFAST ROOM

4.17m x 3.56m (13'8" x 11'8")
A spacious twin aspect room with windows overlooking the side and rear garden. Excellent range of base and eye level units, work tops with wood

edging incorporating double stainless steel sink unit with mixer tap. Integral dishwasher, fridge, Neff cooker with Neff hob over and extractor above. Night storage heater. Beamed ceiling. Door to:

UTILITY ROOM

2.36m x 1.37m (7'8" x 4'5")
Glazed sink. Space and plumbing for washing machine, space for fridge/freezer. Stable door to rear garden. Window to rear.

FIRST FLOOR

LANDING. Part-beamed ceiling, window to the side enjoying a rural outlook. Airing cupboard housing factory lagged hot tank with immersion heater. Exposed wooden floor.

BEDROOM ONE

4.37m x 3.73m (14'4" x 12'2")
Twin aspect with windows to front and rear. Solid wood floor. Four double wall-light points. Night storage heater.

BEDROOM TWO

3.66m x 2.77m (12'0" x 9'1")
Window to front elevation. Night storage heater. Three wall-light points. Solid wood floor.

BEDROOM THREE

3.35m x 2.20m (10'11" x 7'2")
Window to side with distant rural views. Two wall-light points.

BATHROOM

3.35m x 1.83m (10'11" x 6'0")
A tiled room. Panelled bath with mixer shower attachment, separate shower cubicle with Mira Sport electric shower, pedestal wash hand basin, low level w.c and bidet. Solid wood floor. Heated towel rail. Electric shaver point and light. Night storage heater. Extractor fan. Eaves storage.

OUTSIDE

The property is approached from the village lane through a five-barred gate with an adjoining pedestrian gate, which in turn lead to a granite gravelled driveway and a good-sized parking and turning area.

DETACHED GARAGE

5.51m x 4.98m (18'0" x 16'4")
A very attractive building with natural stone elevations and pitched roof. Two electric up and over garage doors. Vaulted roof area with storage. Light and power. Door to:

STORE ROOM

2.50m x 1.90m (8'2" x 6'2")
Skylight. Door to outside.

REAR GARDEN

The rear garden is predominantly lawn enclosed within a dense hedged boundary that provides total privacy and protection. A paved terrace provides plenty of sitting out space accessed from the inner hallway and perfect for entertaining outside. It is enclosed within a low level stone wall planted with shrubs and plants. Adjoining the cottage is a useful garden store room. A path leads from the terrace around to the utility room and onto the front drive. At the top of the garden is a circular flower bed and patio. The garden is well stocked with many mature shrubs and plants and enjoys a sunny aspect.

PLANNING PERMISSION

In 2018, listed building consent was granted for a single storey garden room. Details can be found on the Cornwall Planning Portal using PA18/06339. The works would massively enhance the property with beautiful French doors from the room leading to a terrace. Although planning has now lapsed, it would be easily reinstated.

SERVICES

Mains water, electric and water are connected. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Tregony take the A3078 signposted to St. Mawes continue into and through Ruanhighlanes, after about one mile there is a sharp right hand bend with a sharp left hand bend and just after which there is a right hand turning signposted to Treworlas and Philleigh. Turn right and follow this road until reaching the village of Treworthal where Pen Pol can be found on your right hand side.

DATA PROTECTION

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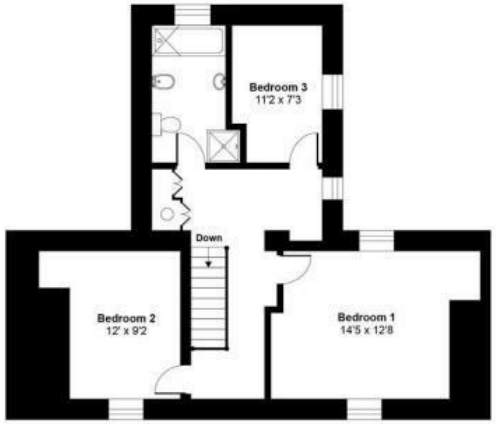
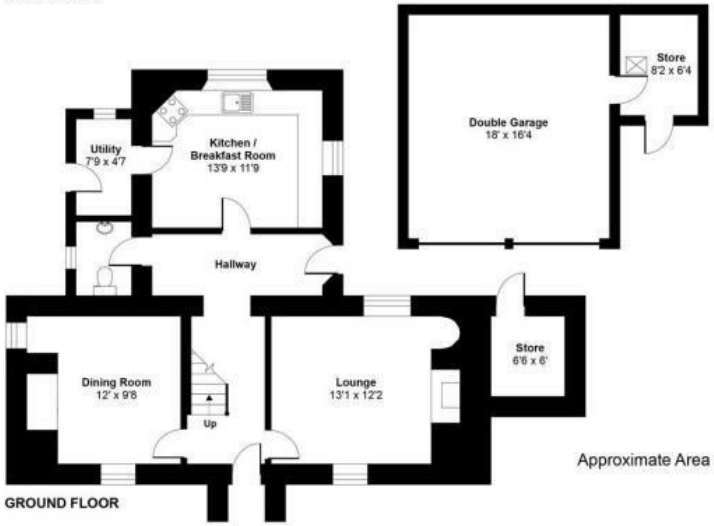
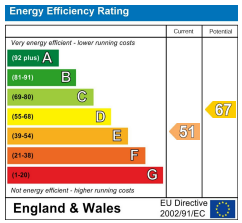


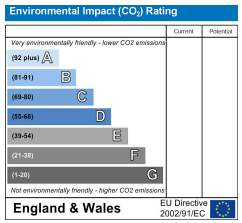
FIRST FLOOR



GROUND FLOOR

Approximate Area = 1680 sq ft / 156 sq m (includes garage and excludes stores)





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