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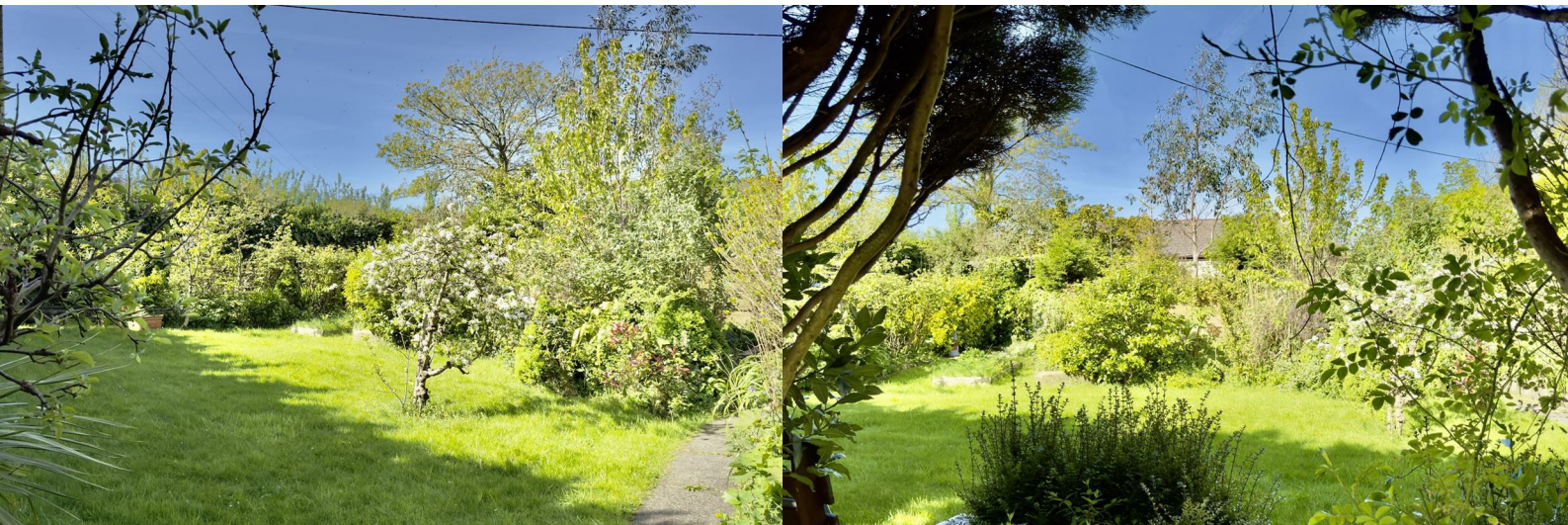
COASTAL & COUNTRY



## Cosy Cottage

Rejerrah, Newquay, TR8 5QA

Guide Price £525,000



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### The Cottage

Much larger than it first appears, this substantial period detached cottage offers a surprisingly spacious and characterful home with a quirky, flexible layout, set within an exceptionally large plot. The property would be ideal for those seeking space to work from home, run a small business, or explore future development potential (subject to the necessary consents).

The main accommodation includes a welcoming living room with a deep-set fireplace, a separate dining room, a well-proportioned kitchen, and a ground-floor shower/cloakroom. Over recent years the cottage has been extended to provide an annex/ground-floor, large double bedroom with en-suite wet room, making it suitable for multigenerational living or disabled accessibility.

Upstairs, the remaining bedrooms are well-sized, complementing the generous feel of the house throughout. The property benefits from oil-fired central heating and uPVC double glazing.

Outside is where this home really comes into its own. The cottage sits within a very large plot with a multitude of garden areas, a range of useful outbuildings, a garage and workshop, and ample parking. The workshop and outbuildings offer excellent potential for a home business, hobbies or storage, while the size of the plot also presents potential for a building plot (subject to planning).

### The Location

Rejerrah is a charming rural hamlet situated close to the picturesque village of Cubert. The location provides easy access to the stunning, dune-backed beaches of Perranporth, with the historic coastal village of St Agnes slightly further along the coast, renowned for its Cornish mining heritage.

Approximately four miles away is the vibrant town of Newquay, famous for world-class surfing at Fistral Beach, a working fishing harbour and dramatic coastline. Newquay offers good transport links by road, rail and bus, along with an airport around seven miles away. Watergate Bay lies approximately eight miles away, with Padstow within around 23 miles.

### Dining Room

15'1 x 11'0 (4.60m x 3.35m)

### Living Room

14'9 x 11'2 (4.50m x 3.40m)

### Kitchen

16'2 x 7'5 (4.93m x 2.26m)

### Inner Hallway

Stairs to first floor. Door to the rear court yard and doors into:-

### Small Utility

6'5 x 2'4 (1.96m x 0.71m)

### Shower Room

7'0 x 6'1 (2.13m x 1.85m)

### Master Bedroom

15'11 x 13'10 (4.85m x 4.22m)

### En-Suite Wetroom

6'7 x 6'5 (2.01m x 1.96m)

### Landing

### Bedroom Two

14'5 x 11'0 (4.39m x 3.35m)

### Bedroom Three

13'6 x 11'2 (4.11m x 3.40m)

### Bedroom Four

17'3 x 8'2 (5.26m x 2.49m)

### Bedroom Five

11'10 x 6'3 (3.61m x 1.91m)

### The Gardens

The property benefits from delightful, well-established gardens to both the front and rear of the cottage, offering a wonderful blend of ornamental planting and practical outdoor space. The main garden areas feature attractive tiered stone-built raised beds planted with a variety of mature shrubs, including vibrant evergreen conifers that provide year-round colour and structure. Established trees frame the boundaries, offering a good degree of privacy.

The level lawn areas are predominantly laid to grass, providing versatile outdoor space perfect for relaxing entertaining, or children's play. Meandering pathways connect the various garden zones, with attractive gravel and paved sections adding texture and interest. Practical features include water storage butts for garden maintenance, whilst multiple outbuildings and garden sheds offer exceptional storage potential. Two greenhouses provide excellent opportunities for keen gardeners to cultivate plants, vegetables, or tender specimens throughout the year. Mature hedging and established boundaries ensure a good degree of privacy, whilst the fact the two gardens can be east or west facing helps capture plenty of natural light.

This is a garden that truly offers something for everyone.

Due to the layout of the cottage and the two sections of garden, the east facing garden lends itself to a potential building plot. There is no planning in place currently but this is an addition that could prove beneficial to any buyers in the future.

### Garage/Workshop

16'7 x 10'6 (garage) (5.05m x 3.20m (garage))  
Workshop - 12'10 x 9'7

### Potential Home Office/Garden Room

10'2 x 8'11 (3.10m x 2.72m)

### Large Workshop

27'9 x 9'10 (8.46m x 3.00m )  
Plus - 16'10 x 8'11  
With additional garden room - 9'10 x 5'4

### Driveway and Parking

To the right hand side of the property you will find a gated driveway. This provides parking for several vehicles as well as the garage/workshop and home office.

### Directions

Sat Nav: TR8 5QA  
What3words: ///singing.enhancement.devoured

For further information please contact Camel Coastal & Country.

### Property Information

Age of Construction: 1900  
Construction Type: Brick and Stone  
Heating: Oil  
Electrical Supply: Mains  
Water Supply: Bore Hole  
Sewage: Septic Tank  
Council Tax: E  
EPC: E  
Tenure: Freehold

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal &

Country, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### PROPERTY MISDESCRIPTIONS

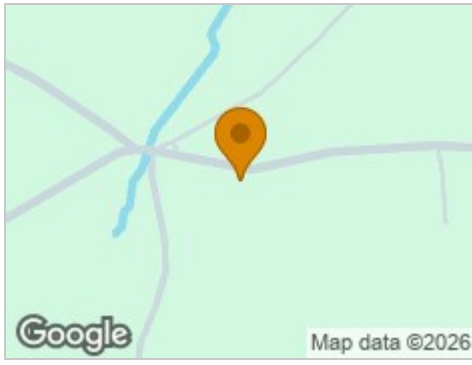
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



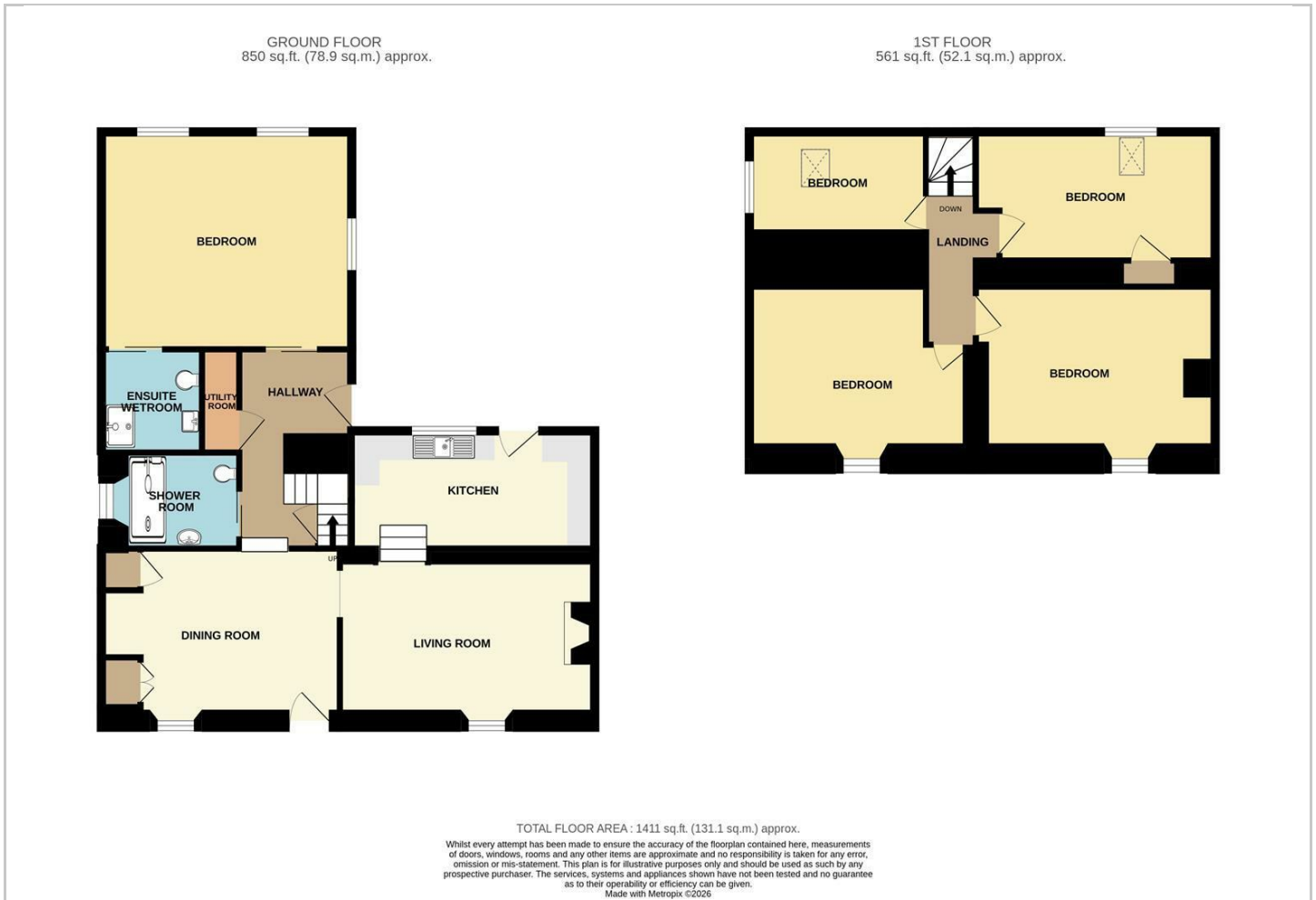
## Hybrid Map



## Terrain Map



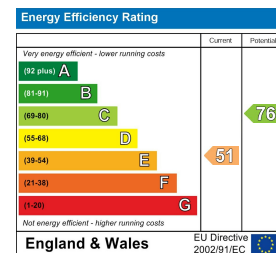
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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