

Noweth Cottage

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New Road, Tregony, Truro, Cornwall, TR2 5RY

Truro City 7.5 miles St Austell 8 miles Newquay 18 miles

A beautifully presented, modern four bedroom detached family home with detached one bedroom annexe.

- Four Bedroom Detached House
- Versatile Configuration
- Modern Specification
- Ample Parking + Garage
- Freehold
- One Bedroom Detached Annexe
- Popular Roseland Village
- Beautifully Presented
- Viewing Recommended
- Council Tax Band - E & A

Guide Price £575,000

LOCATION

Tregony is often considered the gateway to the Roseland Peninsula, Noweth Cottage is perfectly positioned a short stroll from the village centre and its many amenities which offers a lovely balance between historic character and everyday practicality.

Once a port, a market town and political borough, Tregony now blends seamlessly with a warm rural village community. For residents (or potential buyers), it offers the tranquillity of village life without sacrificing connection to the wider Roseland area. It's equally appealing as an ideal base for exploring Cornwall's quieter corners.

The Cathedral City of Truro is approximately seven miles distant and forms the main commercial, administrative and retailing centre of Cornwall with some of the county's leading educational establishments. There is a main line rail connection to London Paddington at Truro whilst on the North Coast at St Mawgan near Newquay is the civilian airport with regular flights to London Gatwick amongst other destinations.







DESCRIPTION

Noweth Cottage offers flexible family living accommodation, ideally suited to multigenerational buyers. The property boasts four bedroom accommodation plus a detached one bedroom annexe ideal for ancillary family accommodation.

Beautifully blending timeless, traditional Cornish character aesthetics with stylish modern living, Noweth Cottage is an exceptional home positioned within one of South Cornwall's most desirable villages. Thoughtfully presented throughout, the property offers bright, well balanced accommodation designed to suit contemporary family life while retaining an abundance of warmth and individuality. The interior is both elegant and inviting, where light filled living spaces flow effortlessly to create a home equally suited to relaxed everyday living and entertaining. Character features sit comfortably alongside modern finishes, delivering a refined aesthetic that is both sophisticated and welcoming.

Outside, the rear of the property provides a perfect extension of the living space offering areas combining raised decking and synthetic grass for ease of maintenance, ideal for alfresco dining, to unwind or simply enjoy the tranquillity of the surroundings while the gazebo offers a nicely shaded area and the Atrium a great place for growing your own produce. The front area provides generous private parking behind a five bar gate. Whether hosting family and friends or simply enjoying a morning coffee, the outdoor setting compliments the lifestyle this home with a range of interesting spaces.

HOUSE ACCOMMODATION

Detached. Entrance hall, cloakroom/ w.c, living room, open plan kitchen/ dining room, utility room, conservatory/ sun room, first floor landing, master bedroom with en-suite shower room/ w.c, family bathroom with w.c and shower, three further bedrooms.

ANNEXE ACCOMODATION

Detached. Open plan living room/ kitchenette, double bedroom, shower room/ w.c.

VIEWINGS

Viewings are permitted strictly via Stags, Truro office.

SERVICES

Conservation Area: Yes.
Council Tax Band: E (Annexe - Band A)
Mains electricity and metered water are connected. LP Gas central heating.
Drainage: holding tank, pumped to mains drains.
Broadband: Basic and Superfast up to 80 Mbps are available (Ofcom). Mobile phone: 02, Vodaphone and EE are likely (Ofcom). Flood Risk: Very low. TPO: No.
Satellite and Fibre: BT and Sky available.

DIRECTIONS

From Truro City, take the A390 eastbound towards Tresillian and continue for approximately five miles. Turn right onto the A3078 towards Tregony. As you enter the village, cross over the bridge and then turn left onto Tregony Hill (B3287). Continue up the hill to the village monument and square and turn right into Well Street. Take the first turning on the left into Roseland Crescent which continues into New Road where the property can be located on the left hand side identified by a Stags for sale sign.

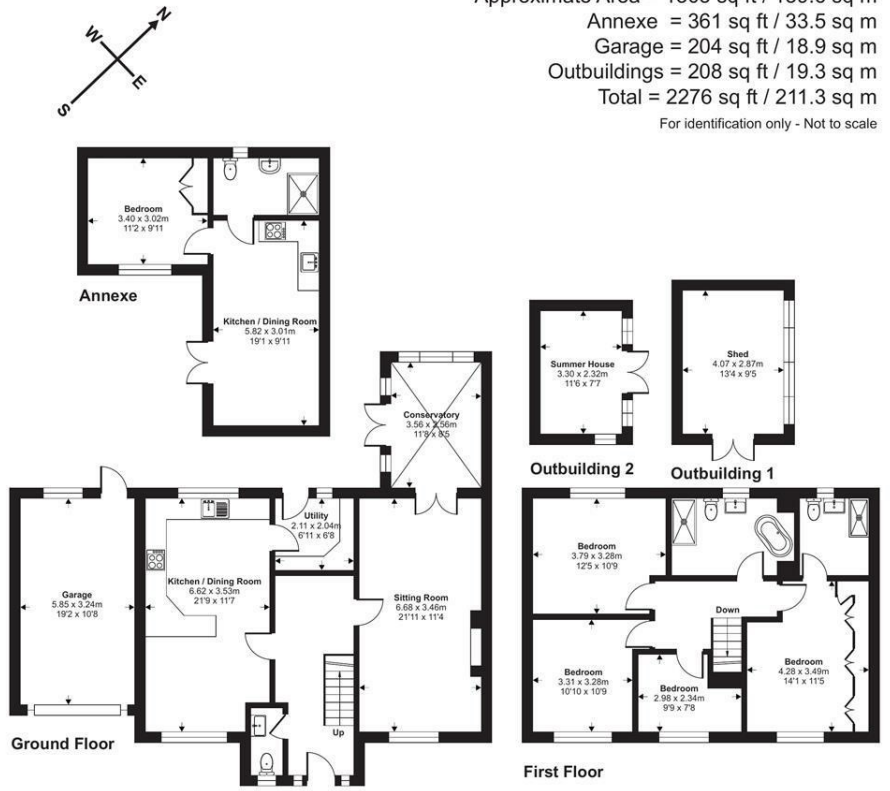




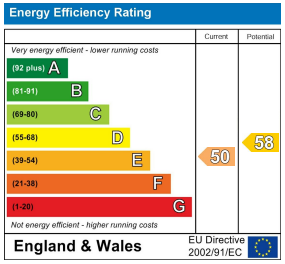


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