



Cotwood Cottage, Kennal Vale, Ponsanooth, TR3 7HJ
£695,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Beautiful detached cottage
- Located opposite Kennall Vale in Ponsanooth
- Stunning 2 acre garden and woodland
- Stylishly presented three bedroom accommodation
- Detached treetop lodge with shower room
- Garden office with en-suite
- Outside store and gated driveway parking
- Video tour available



A beautiful detached cottage in a quite magical 2 acre woodland plot close to Kennall Vale in Ponsanooth. Flawlessly presented three bedroom accommodation with a detached treetop lodge, garden office and gated driveway parking.



The Property

Cotwood Cottage is a wonderfully individual detached three bedroom cottage occupying a truly magical woodland setting opposite Kennall Vale in Ponsanooth. Set within just over two acres, the property is full of character and surprises, from the beautifully presented cottage and intimate level gardens to the sheltered woodland pathways, detached garden office and quite exceptional treetop lodge.

The cottage itself strikes a lovely balance between original character and a more contemporary style, with an immaculate presentation throughout and a finish that complements the period features rather than competing with them.

An entrance porch, with a wonderful arched picture window overlooking the front garden, opens into the impressive open-plan living and dining space which runs the full width of the cottage. At one end, the sitting room provides a wonderfully cosy space centred around a wood burner set within a simple and elegant inglenook fireplace, while the opposite end makes an ideal dining area.

The kitchen flows naturally from here and is particularly impressive, with a high ceiling and tall window overlooking the rear garden. It is fitted with quality wooden cabinetry, worktops, a basin and a range of modern appliances alongside a range cooker.

A rear hallway leads to a stable door opening directly onto the garden and also gives access to a generous and beautifully finished shower room, complete with a walk-in sunken shower, WC, basin and heated towel rail.

Adding further charm to the cottage are two separate staircases. One leads to two comfortable double bedrooms, while the other rises independently to the principal bedroom. This is a particularly lovely room, with generous proportions and beautiful views across the front garden.





Immediately to the rear of the cottage, accessed through the lower garden, is a detached outbuilding which provides useful storage to the front and a very attractive additional space to the rear. Currently used as a garden office, the room has windows to two sides with lovely views across the surrounding area, together with a large adjoining shower room.

It works extremely well in its current form, but there is obvious flexibility here too, whether as a home office, studio or potentially annexe or holiday accommodation, subject to the necessary consents.

From the lower garden, a series of wonderful granite steps lead up through the plot to what must be one of the property's most memorable features - a detached lodge tucked away amongst the treetops.

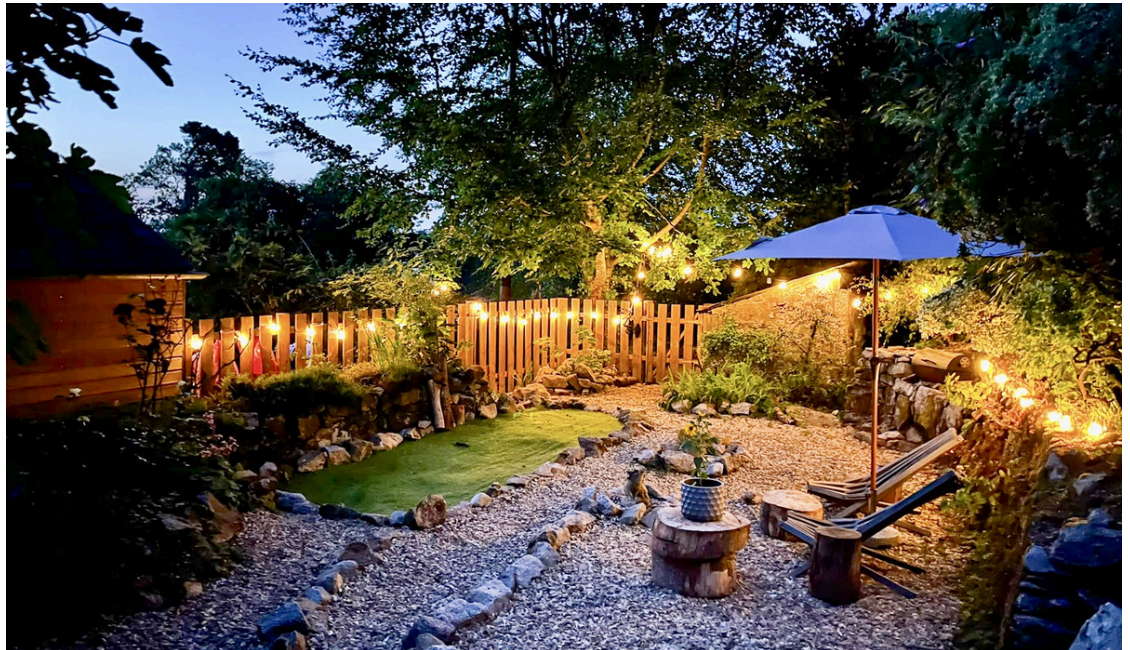
Composite steps lead onto a generous decked terrace with outstanding elevated views over the surrounding woodland. It is an incredibly peaceful spot, feeling almost completely removed from the world below and offering somewhere to sit, relax and enjoy the changing colours of the trees throughout the seasons.

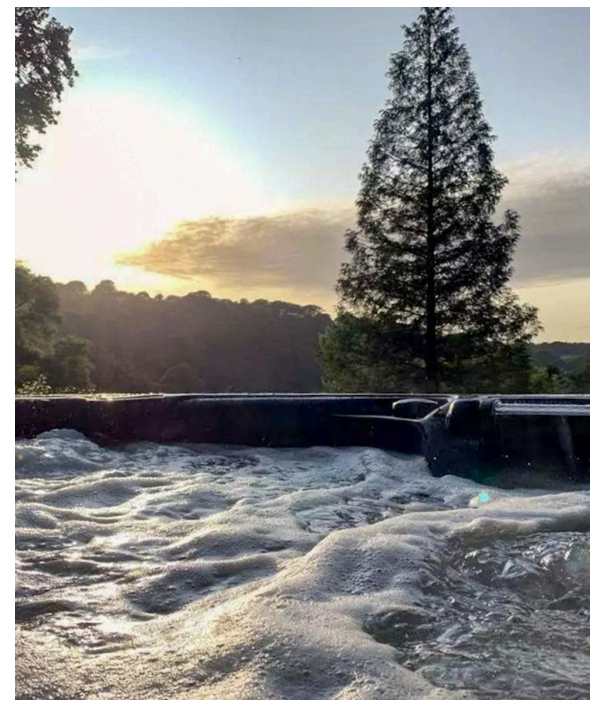
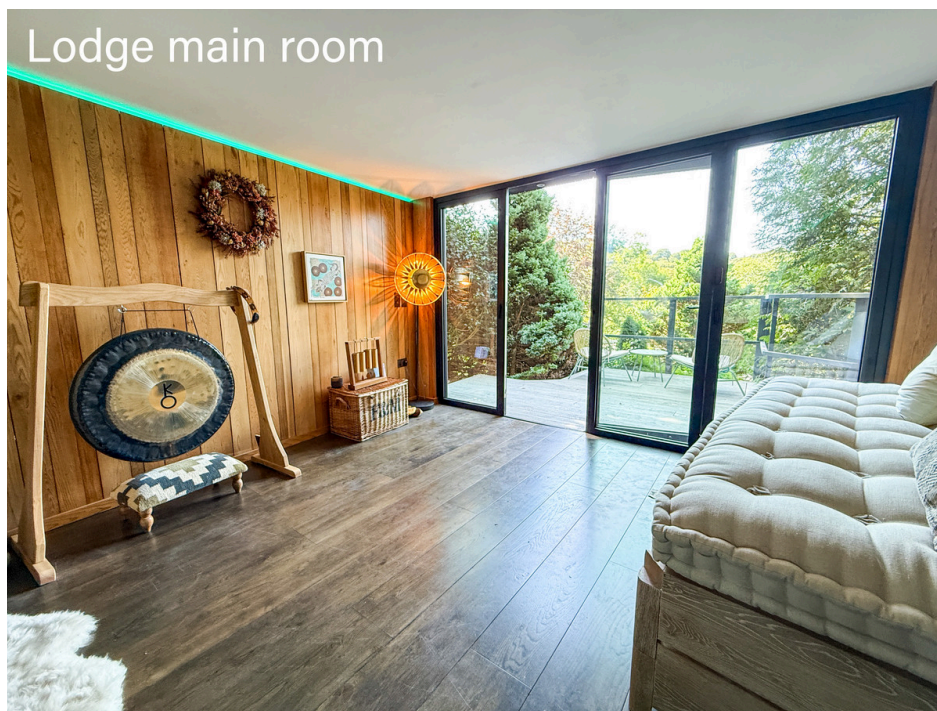
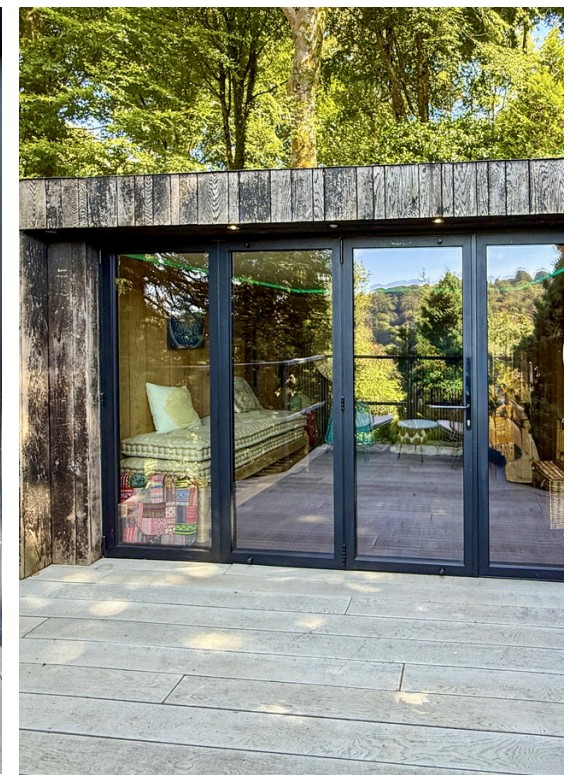
Behind the terrace, the lodge itself provides just under 300 sq ft of well equipped and versatile accommodation. The main room is flooded with natural light through full-height glazing to the front, making the most of the views and creating a wonderful connection with the surrounding woodland.

A further door leads through to a rear hallway, shower room and second room, currently used as an office and previously fitted as a sauna. There is huge potential to use this space in whichever way best suits, whether as a private retreat, work space, additional accommodation or potentially holiday accommodation, subject to the necessary consents.

And then there is the hot tub terrace. Set just beyond the lodge, this elevated area looks out over the treetops and feels like a completely private little escape - the sort of place that is hard to imagine exists until you are standing there.

The gardens and grounds are where Cotwood Cottage really comes into its own. The just over two-acre plot is wonderfully varied, with level areas immediately around the cottage giving way to a network of woodland paths and more secluded spaces beyond.





The front garden is laid to lawn and framed by established planting, providing a beautiful setting for the cottage. To the rear, a level gravelled terrace has been carefully carved into the hillside and bordered by impressive granite boulders, creating a lovely space for outdoor dining.

From here, paths lead off in different directions and invite you to explore the wider grounds. Meandering through the trees, the pathways wind gently up and down through an abundance of established planting and mature trees, with different views and little pockets of garden revealing themselves as you go. There is something wonderfully established about the whole setting - it has the feel of a much-loved National Trust garden, but one that belongs entirely to you.

A large gated driveway provides secure parking for multiple vehicles and completes what is an exceptionally rare offering. There is also opportunity for further enhancement with granted but now lapsed planning permission for a two storey rear extension to the cottage - this can be found under Ref: PA20/03853 or ask for more details.

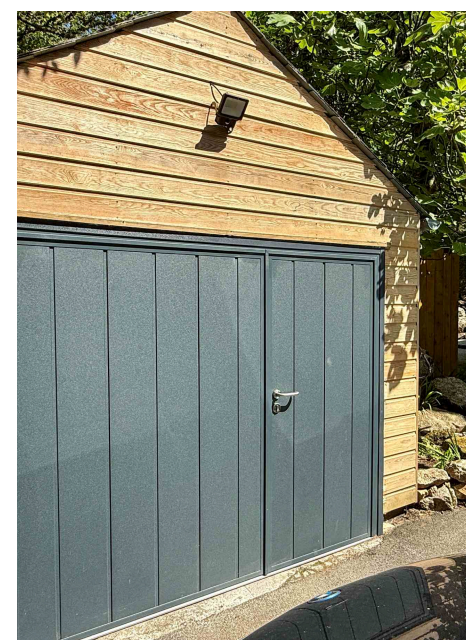
Properties like Cotwood Cottage simply do not come around very often. It is individual, beautifully presented and wonderfully versatile, but above all it is a property with a genuine sense of place. The combination of the characterful cottage, extraordinary gardens and treetop lodge makes this a home that is as exciting to explore as it is to live in, and one we would highly recommend viewing to fully appreciate.

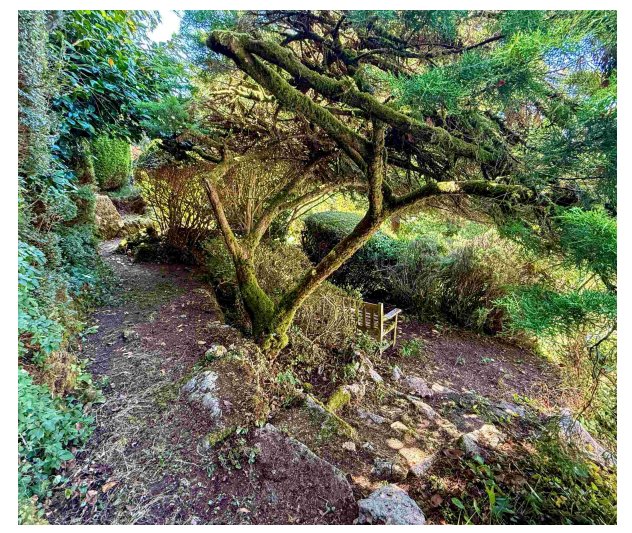
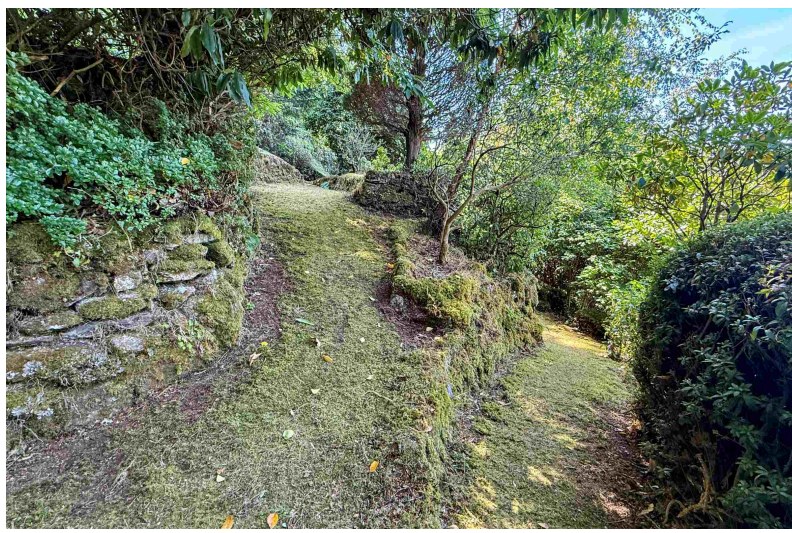
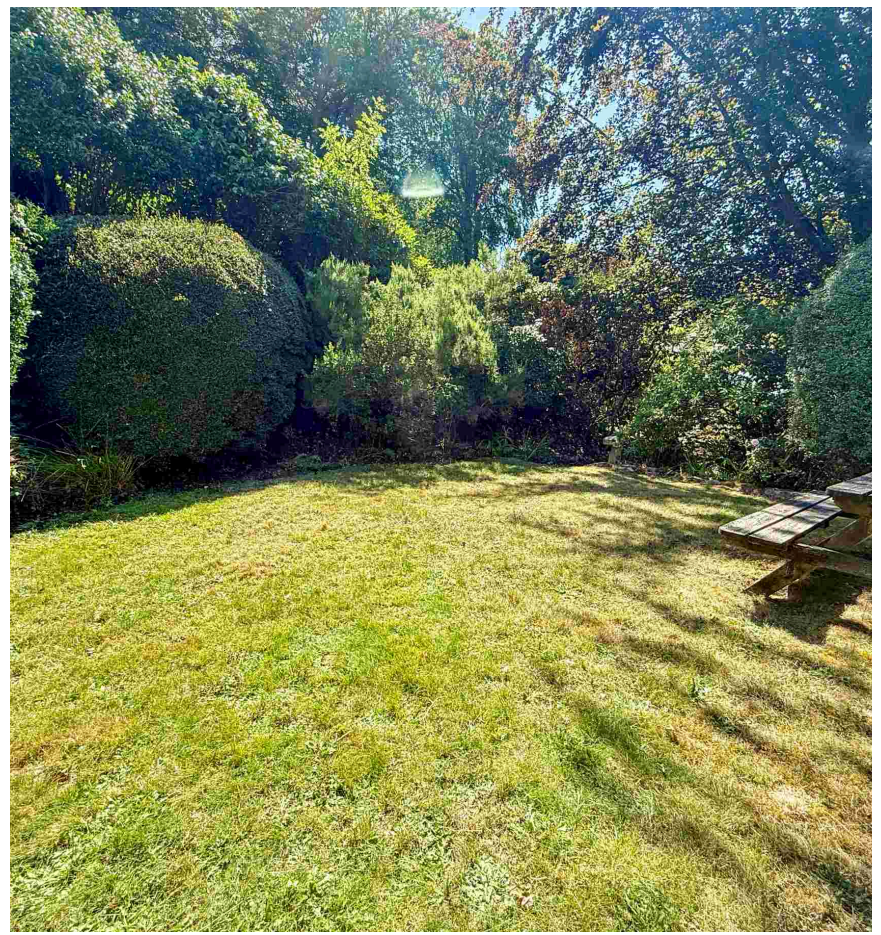


Garden office



Garden office
en-suite





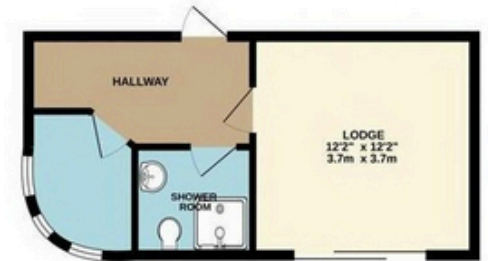
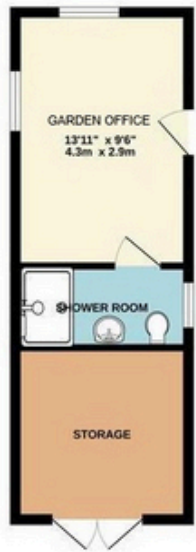
The Location

Ponsanooth - meaning 'bridge at the stream', is a popular village with an active community and good everyday facilities including a well renowned primary school, church, community run pub, award winning village store and post office. The picturesque river Kennall runs nearby through Kennall Vale Nature Reserve; in the 19th century this river worked a flour mill and a number of gunpowder mills, machinery at a foundry and a paper mill - now it is a wonderful place to enjoy a unique woodland walk experience.

The village is also very well connected being within ten miles of the city of Truro, harbour town of Falmouth as well as Helston and Redruth. Ponsanooth offers that true countryside village feel with the convenience of a location with regular buses heading in all directions as well as a branch line rail service at the nearby village of Perranwell Station heading to Truro and Falmouth in either direction.



Floorplan



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: E

Services: Mains water and electric are connected. Private treatment plant drainage. The property and hot water are heated via an air source heat pump.

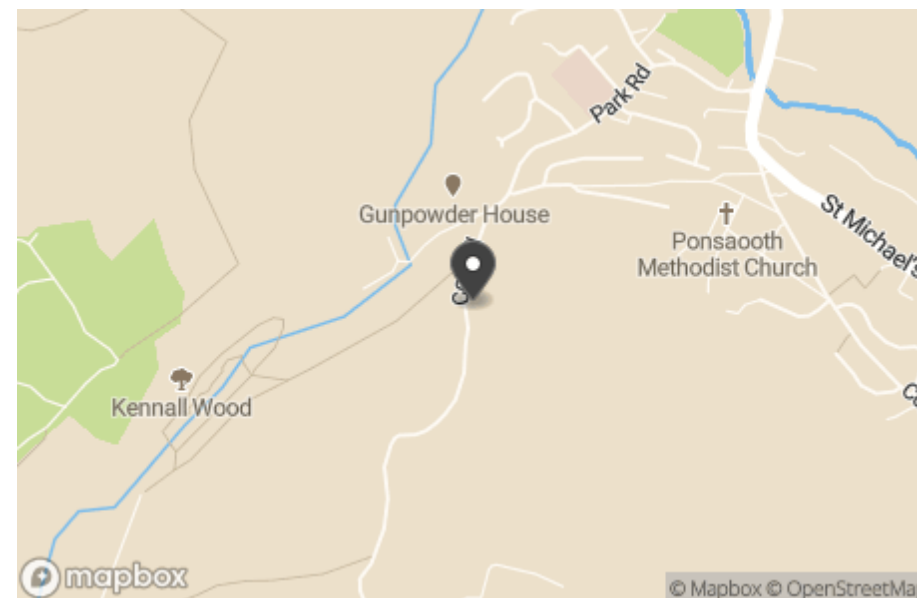
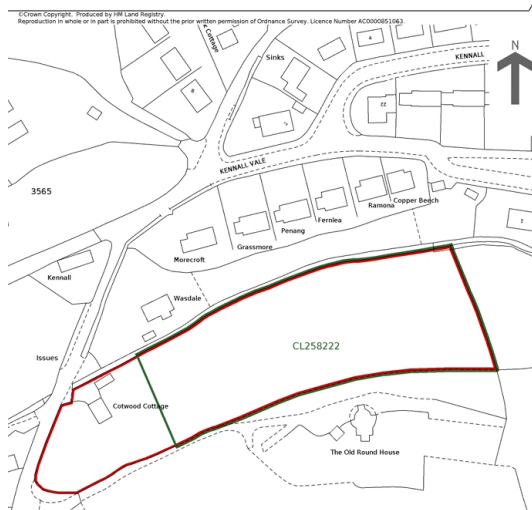
Mobile Signal: Best networks O2 & Three – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 59Mbps. Max Upload 11Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	86
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

HM Land Registry
Current title plan

Title number **CL255808**
Ordnance Survey map reference **SW7537NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cornwall**



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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