Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

CARNE, VERYAN









TINKLER, CARNE, VERYAN, TRURO, TR2 5PG

DETACHED HOUSE IN SOUGHT AFTER LOCATION & SOLD WITH NO CHAIN

This period detached house is located in a sought after location, along Cornwall's south coast and enjoying views of the sea and countryside surrounds. Requiring a full renovation, including new water supply, this is a rare opportunity to purchase a detached property in a wonderful location. Sold with no chain, viewing is essential.

- DETACHED PERIOD HOUSE WITH SUBSTANTIAL PLOT
- RENOVATION PROJECT
- NO CHAIN
- SOUGHT AFTER COASTAL LOCATION WITH SEA VIEWS

GUIDE PRICE £499,950

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

DETACHED HOUSE IN SOUGHT AFTER LOCATION & SOLD WITH NO CHAIN

THE PROPERTY

Tinkler is a three bedroom detached house situated in a rural location, within the popular Roseland Peninsula. The property occupies a generous plot, and enjoys views of the sea as well as being within walking distance of Carne beach. The dwelling has been within the same families ownership for many years, and is now in need of a complete renovation. In all, the accommodation includes; entrance hallway, sitting room, dining room and kitchen to the ground floor with three bedrooms to the first floor. There is vehicular access to the side of the property with a very private garden that wraps around to the rear.

LOCATION

The nearby village of Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro.

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

GROUND FLOOR

ENTRANCE HALLWAY

SITTING ROOM

12'5" x 11'3" (3.79m x 3.43m)

DINING ROOM

11'11" x 10'3" (3.64m x 3.14m)

KITCHEN

10'2" x 8'10" (3.12m x 2.71m)

FIRST FLOOR

BEDROOM

11'10" x 11'7" (3.63m x 3.55m)

BEDROOM

11'11" x 11'9" (3.64m x 3.60m)

BEDROOM

9'2" x 8'11" (2.80m x 2.73m)

OUTSIDE

The package offers a generous plot with a gated driveway entrance leading around to the rear of the property. There is a garden with pedestrian gate to the front with a generous rear garden whereby providing plenty of space to extend the existing structure, erect a garage and landscape the gardens.

SERVICES

Prospective purchasers must be aware that a new water supply and drainage system will be required to be installed. Mains electric is connected.

N.B

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

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

what3words - ///sunroof.occupiers.firms

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.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com