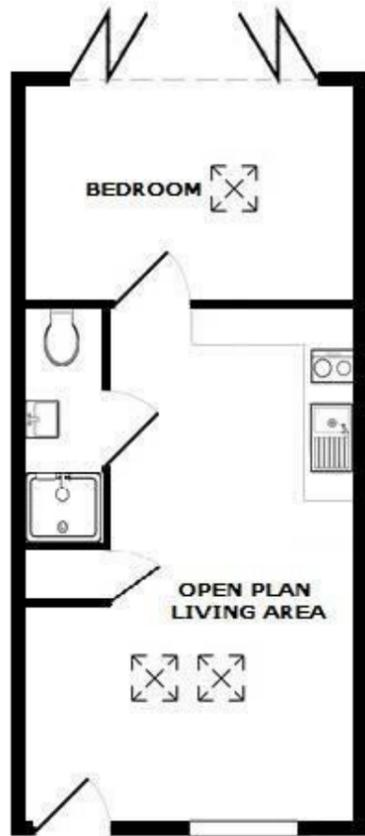


TREGONY



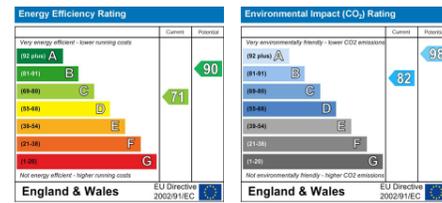
TOTAL APPROX FLOOR AREA  
42.92 SQ. M. (462 SQ. FT.)

NOT TO SCALE - FOR IDENTIFICATION  
PURPOSES ONLY

KEY FEATURES

- Double Bedroom
- Open Plan Living Area
- Kitchen with Integral Appliances
- Shower Room
- Fully covered courtyard garden
- Vaulted Ceilings with Skylights
- Double Glazing
- LPG Underfloor Heating
- Ideal Bolthole or Investment
- No chain

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

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Cornwall  
TR1 2QS

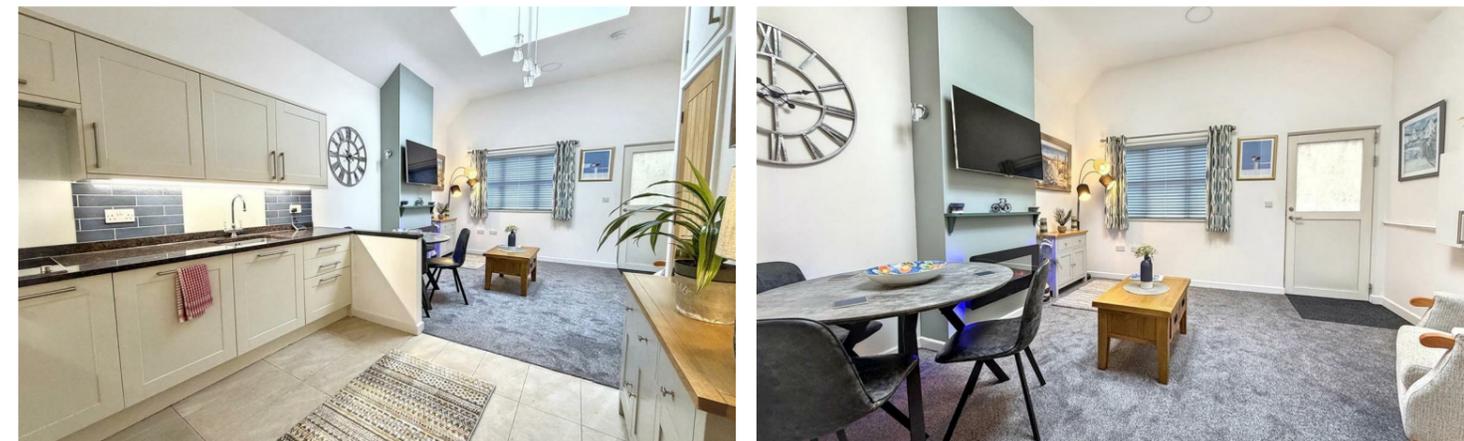
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LIDGLEY'S COTTAGE, 19A TREGONY HILL, TREGONY, TR2 5RU  
DETACHED MODERN DWELLING IN HEART OF VILLAGE

Built in 2017 by a reputable local builder to a high standard and beautifully presented with quality fixtures throughout. Surprisingly spacious, light accommodation geared to low maintenance and situated in the very heart of the village close to the local amenities. Open plan living/kitchen/dining area with utility cupboard, shower room and large double bedroom at the rear which opens out into a private and fully enclosed courtyard garden. High levels of insulation, double glazed windows and LPG underfloor heating. Ideal bolthole, low maintenance full time home or letting property. Must be viewed to be appreciated. EPC - C. Freehold. Council Tax- B.

GUIDE PRICE £235,000

## GENERAL COMMENTS

Lidgey's Cottage is a wonderful modern property situated in the very heart of the village, within just a short walk of the local amenities. The accommodation is surprisingly spacious, much larger than first apparent, and skylights set into the vaulted ceilings mean it is incredibly light. The property was built to a very high standard in 2017 by a reputable local builder and has since been used by our clients as their bolthole and latterly as a successful holiday let, though the property is equally suited to full time occupation.

Briefly the accommodation comprises; open plan living/dining/kitchen with utility cupboard, shower room and a large double bedroom. From the bedroom bi-fold doors open to a totally private and enclosed courtyard and here there is access to the front, also. Engineered oak timber flooring is laid throughout, with the exception of the shower room which is fully tiled, and LPG heating is provided underfloor in every room. Must be viewed to be appreciated.

## TREGONY

Tregony is a thriving community with a good range of village facilities including general store, post office, public house, restaurant, Church, primary and secondary schools and a wide range of social activities. The village is easily accessible to the whole area of the Roseland Peninsula which is recognised as being an Area of Outstanding Natural Beauty and subsequently a much sought after residential area. The city of Truro is approximately eight miles distant and St. Austell slightly further.

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

## OPEN PLAN LIVING AREA

23'1" x 13'4" (7.04m x 4.06m)

A beautifully light and spacious room offering an open plan living area with ample space for sitting and dining. Engineered oak timber flooring with underfloor heating. Double glazed window and part glazed door to the front, and two feature atrium-style velux windows in the vaulted ceiling. T.V. point. Utility cupboard with fitted Hoover washing machine and condensing tumble dryer. Two built-in cupboards - one housing the gas boiler - and further hatch to roof storage space.

The kitchen comprises a matching range of shaker style base and eye level units with granite worktops over and matching upstand and with stainless steel sink inset. Integral appliances are Bosch and include dishwasher, microwave, fridge/freezer, oven and induction hob with hood over.

Doors to bedroom and to:-

## SHOWER ROOM

9'8" x 2'10" (2.95m x 0.86m)

A beautiful, fully tiled room with underfloor heating and fitted with a large walk-in shower cubicle, wall mounted wash hand basin and low level w.c.

## BEDROOM

13'4" x 10'10" (4.06m x 3.30m)

Another wonderfully light room fitted with engineered oak flooring and with underfloor heating. Velux skylight set into the vaulted ceiling and a range of bi-fold doors leading out into the courtyard. Two built in full height wardrobe cupboards (one with lock).



## OUTSIDE

The rear courtyard is fully enclosed, partly canopied and an ideal area for sitting out. One wall is boarded and the whole courtyard is laid with attractive stone paving and complemented with several climbers and a corner flower bed. The courtyard is totally private and can be accessed independently by a private alley along the side of the building and gated to the street. This area has the LPG gas bottles for the underfloor heating. To the front is a small amenity space for pots etc.

## SERVICES

Mains water, electricity and drainage. Propane bottled gas for the underfloor heating.

## 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

Proceed up into the village of Tregony and Lidgey's Cottage can be found on the right hand side almost immediately before the village square.

## 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.

