



Verbena Cottage

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This attractive three-bedroom double-fronted Cornish cottage occupies a prime position overlooking the unspoilt green at Veryan. Offering larger than average accommodation for the row, together with the rare advantage of a private parking space to the front and a beautifully proportioned rear garden, the property provides a charming and highly desirable village home.



Accommodation Summary

Internal Floor Area: 1,002 sq ft (93 sq m).

Ground Floor

Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Shower Room.

First Floor

Landing, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom.

Outside

Front Garden, Off-Road Parking Space, Extensive Rear Garden, Outside Storage Room, Large Timber Shed.



Description

Situated in the heart of Vryan Green, Verbena Cottage is a particularly appealing double-fronted village home offering well-balanced and generously proportioned accommodation arranged over two floors.

The property is entered via a central front door into a small entrance hall. To one side is a spacious living room, featuring a characterful stone-fronted fireplace with inset wood burning stove, creating an attractive focal point. Dual aspect windows provide excellent natural light and a pleasant outlook.

On the opposite side of the entrance hall is a well-proportioned kitchen/dining room, also benefiting from dual aspect windows. This space offers ample room for both everyday living and entertaining and leads through to a useful utility room. Beyond this is a conveniently located ground floor shower room. Access to the rear garden can be gained from both the living room and the utility room.

Upstairs, the first floor comprises two good sized bedrooms positioned to the front of the property, both enjoying delightful views across the village green. To the rear is a third single bedroom together with a family bathroom.

The cottage combines traditional character with practical living space and enjoys a particularly enviable position within this sought-after village setting.







Outside

Verbena Cottage benefits from a charming front garden and, notably, a rare private parking space directly to the front of the property. To the rear, the garden is a standout feature, being significantly larger than expected and understood to be the largest within The Row. The garden is predominantly laid to lawn for ease of maintenance, arranged over gentle terraces and backing onto open fields, providing a high degree of privacy and a delightful rural outlook.

An outside storage room provides useful additional space for garden equipment or general storage. A large timber shed is also situated within the garden, providing excellent additional storage or potential for workshop use.

Summary

Verbena Cottage represents a rare opportunity to acquire a larger than average double-fronted cottage in the heart of Veryan Green. With the added advantages of private parking, a generous garden backing onto open countryside, and well-proportioned accommodation throughout, the property offers an exceptional village lifestyle opportunity.



Location Summary

(Distances and times are approximate)

Veryan Village centre: 850 yards. Carne Beach: 1.8 miles. King Harry Ferry: 6 miles. Tregony: 4.5 miles. St Mawes: 8 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles. St Austell: 13 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 20.5 miles (regular daily flights to London)

Veryan and Veryan Green

Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall and is a true village community with a post office/village shop within a few minutes level walk of the property, primary school, Church, an excellent pub, a Tennis club and Social club (including indoor bowls). There is a regular bus service from the village. It is also a conservation area and is approximately 2 miles from the unspoilt Pendower and Carne beaches. There are many lovely country walks in and around the village, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 12 miles away with excellent shopping facilities. The King Harry Ferry, approximately 4 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

Historical Note

Veryan is most famous for its nineteenth century thatched Round Houses. There are five in all, two pairs of which stand at each end of the village and another in the centre. They were originally built by a missionary, named Reverend Jeremiah Trist, for his daughters. The present name of the village is a corruption of St Symphorian, the Parish saint, which in 1525 had become St Severian leading eventually to St Veryan. Close to Veryan is Carne Beacon, a Bronze Age grass covered barrow and reputedly the burial place of the legendary 6th century chieftain, Gereint of Dumnonia from whom the nearby village of Gerrans gets its name. Not far from there is Veryan Castle, a small Iron Age hill fort.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Adam Handling (Newquay) and Paul Ainsworth (Padstow and Rock). On the Roseland is Guy Owen at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



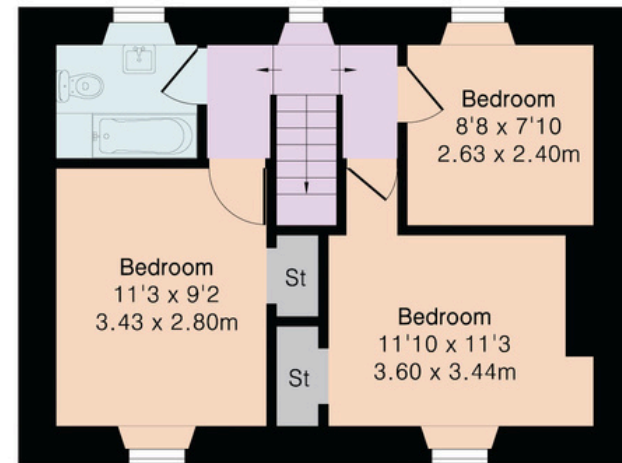
Approximate Gross Internal Area 1002 sq ft - 93 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 390 sq ft – 36 sq m



Ground Floor



First Floor

General Information

Services: Mains water, electricity and drainage. Electric heating.

Energy Performance Certificate Rating: G

Council Tax Band: D

Tenure: Freehold.

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

Scan this QR code, visit our website or contact us.



Verbena Cottage

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