RIVERSIDE COTTAGE

Nancledra, Penzance, TR20 8NE

Price: £650,000

CROSS ESTATES
www.crossestates.co.uk

A truly delightful three-bedroom character cottage occupying an idyllic setting in the highly sought-after village of Nancledra, conveniently positioned between St Ives and Penzance and within an A.O.N.B and Dark Sky Status area. Riverside Cottage offers a wonderful combination of traditional Cornish character, bright and spacious accommodation and quite exceptional gardens extending to approximately one-third of an acre. Internally, the property is beautifully presented and full of charm, with features including slate and wood flooring, exposed beams, deep slate window sills and attractive granite reveals. The superb living/dining room centres around an impressive granite fireplace with wood-burning stove and opens onto a veranda, while a separate snug provides an excellent additional reception space. There is also a good-sized kitchen, ground-floor cloakroom, three first-floor bedrooms and a modern shower room. Outside is where this wonderful home becomes particularly special. The mature, beautifully established gardens enjoy a sheltered microclimate with lawns, mature planting, fruit trees and numerous seating areas. A magical streamside garden forms part of the property, with the stream meandering through the grounds towards an old bridge. Ample off-road parking, useful sheds and a substantial workshop/studio complete this very special Cornish home

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LOCATION

Riverside Cottage is situated in the peaceful rural village of Nancledra, a small and highly regarded community set within the beautiful West Cornwall countryside. Surrounded by rolling farmland, wooded valleys and quiet country lanes, ity also offers a highly regarded village primary school. Nancledra offers an appealing sense of tranquillity while remaining conveniently placed for the north and south coasts. The village is located approximately midway between the popular coastal town of St Ives and the historic market town of Penzance. St Ives, renowned for its beautiful sandy beaches, harbour, galleries, restaurants and vibrant artistic heritage, is readily accessible by road, while Penzance provides a wide range of everyday amenities, independent shops, cafés, restaurants and professional services. The nearby village of Gulval and the town of Marazion provide further local facilities, with Marazion also offering access to the famous St Michael's Mount and one of the finest beaches in the area. The dramatic coastline around Land's End, Sennen and the Penwith peninsula is within easy reach, as are numerous sandy coves, coastal walks and areas of outstanding natural beauty. For commuters and those travelling further afield, mainline railway services are available from Penzance, with connections to Truro, Exeter, Bristol and London Paddington. Newquay Airport is also accessible by road, providing regular domestic and seasonal international flights. With its peaceful village setting, beautiful surrounding countryside and excellent access to both St Ives and Penzance, Nancledra is an ideal location for those seeking a rural Cornish lifestyle without feeling isolated.

ENTRANCE HALL

A fabulous introduction to the property. The spacious entrance hall has slate flooring and a wonderfully light and modern feel, with windows to the front and side complemented by a skylight above the first-floor landing which allows natural light to filter through the stairwell. Staircase rising to the first floor and door to:

CLOAKROOM

With continuation of the slate flooring, close-coupled WC, wall-mounted wash hand basin and radiator.

LIVING / DINING ROOM

A superbly proportioned room packed with character. Wood flooring runs throughout, while a substantial granite fireplace with inset wood-burning stove provides a wonderful focal point. Exposed ceiling beams further enhance the cottage character. Double doors open directly onto the veranda, with two additional windows featuring attractive deep slate sills bringing plenty of natural light into the room. Radiators and ample space for a good-sized dining table and chairs, making this an excellent room for both everyday living and entertaining.

KITCHEN

A good-sized kitchen with continuation of the slate flooring and an extensive range of fitted base and eye-level units providing plenty of storage and worktop space. Stainless steel sink and drainer, plumbing and space for washing machine and slimline dishwasher, four-ring electric hob with electric oven beneath. Window to the side overlooking the gardens and ample power points.

SNUG / SECOND LOUNGE

A hugely useful additional reception room which gives the accommodation excellent versatility. Particularly bright and light, with a large skylight, window to the front and double doors opening directly onto the gardens. Slate flooring, radiator, power points and space for wall-mounted television. A lovely informal sitting room, reading room or family space.

FIRST FLOOR LANDING

A surprisingly spacious, bright and light landing with a large skylight bringing an abundance of natural light into both the first floor and stairwell.

PRINCIPAL BEDROOM

A lovely double bedroom with window to the front featuring a deep sill and attractive granite reveals. Built-in wardrobe, radiator and power points.

BEDROOM

Another good-sized double bedroom with window to the front, again featuring a deep sill and exposed granite reveals. Built-in wardrobe, radiator and power points.

BEDROOM

With carpeted flooring, window to the side, radiator and power points.

SHOWER ROOM

Fitted with a walk-in shower enclosure with mains-fed shower, close-coupled WC and wash hand basin. Window to the side and fitted wall mirror with electrical supply behind for an illuminated/electric mirror. Access to loft space.

OUTSIDE

The outside space at Riverside Cottage is quite exceptional and undoubtedly one of the defining features of the property. Access is gained through five-bar timber gates opening onto an ample off-road parking area, with a couple of useful storage sheds. The gardens extend in total to approximately one-third of an acre and have been beautifully arranged over a number of different levels and areas. The main gardens are predominantly laid to lawn with established borders containing an abundance of mature shrubs, plants and trees. The sheltered position creates a wonderful microclimate, allowing for a particularly interesting variety of planting. Steps lead through the gardens to a large workshop/studio, offering tremendous potential for hobbies, creative use, a home workspace or simply excellent additional storage. Throughout the gardens are numerous

places to sit and enjoy the surroundings, including a dedicated corner seating area.

STREAMSIDE GARDEN

On a separate title Perhaps the most magical part of Riverside Cottage is its beautiful streamside garden. This wonderfully secluded area has an even more pronounced microclimate feel, with established streamside planting complemented by recently planted fruit trees. The property includes ownership of the stream area, with access down alongside the water as it meanders through the grounds towards an attractive old bridge. Peaceful, private and incredibly picturesque, it is a genuinely idyllic part of the garden and something that photographs alone are unlikely to do justice.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: D EPC rating: D ## The building Detached house, standard construction Accessibility adaptations: None ## Services Mains electricity No mains water Foul drainage: Septic tank No mains surface water drainage Oil central heating Heating features: Double glazing and wood burner Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 poor, Vodafone poor, Three poor, EE good Parking: Off Street, Driveway, and Gated Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order - The owner is responsible for the maintenance and repair of roads, sewers, drains, shared walls, and fences as established in the 1923 legal document. Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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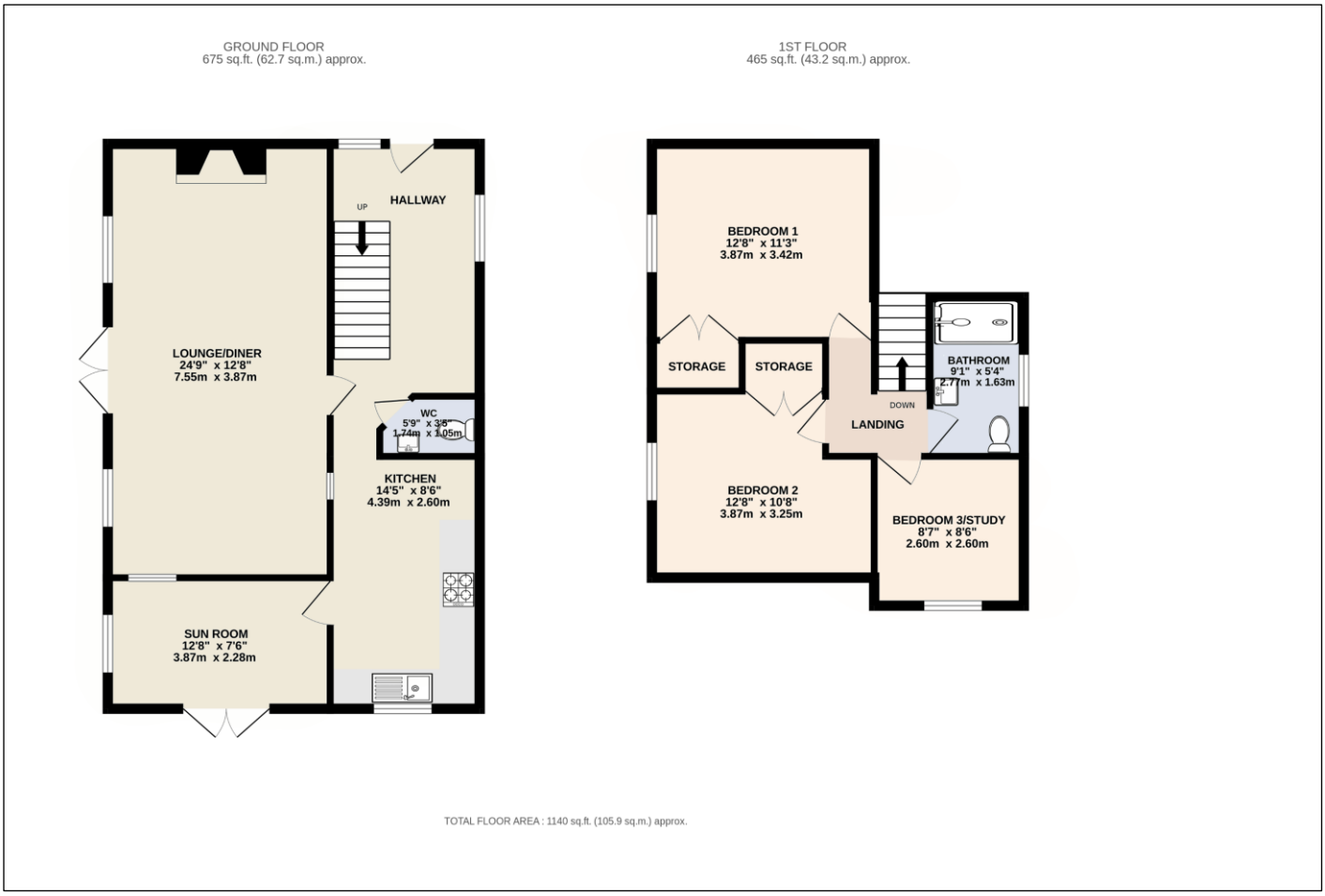

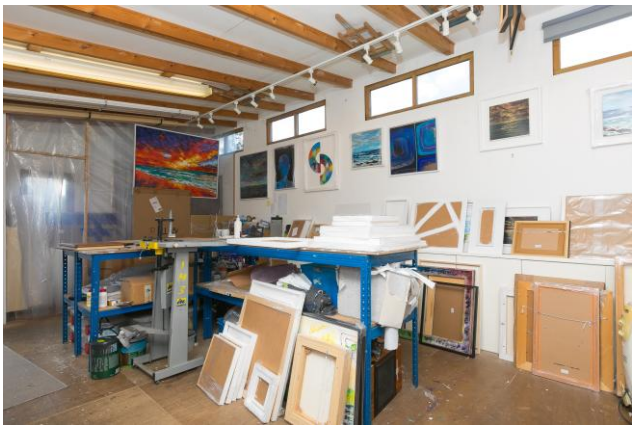

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