Hay Cottage

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Hay Cottage,

Tregony, Truro, Cornwall, TR2 5TF

Truro City 8 miles St Austell 9 miles Newquay 18 miles

A superb and substantial, five/ six bedroom residence with far reaching views and surrounded by countryside, located on the popular Roseland peninsula.

- Substansial Detached House
- Adjoining Open Fields
- Contemporary Design
- Rural Setting
- Freehold
- Three Storey Accommodation
- Newly Built Home
- Stunning Far Reaching Views
- Viewing Highly Reccomended
- Council Tax Band - G

Guide Price £889,000

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SITUATION

Surrounded by glorious Cornish countryside and enjoying fine, far-reaching views, Hay Cottage is ideally positioned approximately one mile from the thriving village of Tregony.

Often described as the gateway to the Roseland Peninsula, Tregony strikes a wonderful balance between historic character and everyday convenience. Its fascinating past, having once been a port, market town and political borough, blends seamlessly with the warm, rural community it is today. For residents and prospective buyers alike, the village offers the tranquillity of country living without sacrificing easy access to the wider Roseland area, while providing an ideal base from which to explore some of Cornwall's quieter and most beautiful corners.

Broadly speaking, Hay Cottage is equidistant between the larger former market town of St Austell and the cathedral city of Truro. Set within a picturesque valley at the head of the River Truro, the city is dominated by its magnificent three-spired cathedral at the heart of the community. As Cornwall's administrative and cultural centre, Truro provides an extensive range of retail, leisure and recreational amenities, together with some of the county's leading educational facilities.

DESCRIPTION

Hay Cottage is a striking and most impressive, architecturally designed property with accommodation and buildings spanning in excess 3200 square feet. The accommodation is arranged over three floors and seamlessly incorporates five bedrooms, three sleek individual en-suite shower rooms, family bathroom and three living rooms all arranged over three storeys. On the ground floor is the kitchen/ breakfast room and a separate utility room with further dining room, cloakroom/ w.c and two living rooms, both featuring log burning stoves whilst to the first floor is a further living room affording stunning views from its elevated position over the surrounding fields and far reaching countryside, the family bathroom, three generous bedrooms with the master enjoying its own en-suite and a pleasant landing leading to the top floor. From here you can find two additional bedrooms both enjoying en-suite facilities and a purposeful landing space which serves as a relaxation nook.

Newly built from the ground up on the footprint of the former Hay Cottage, this superb home was completed in 2025 and is presented in beautifully. Combining the clean lines, contemporary comforts and refined neutral décor of a modern new build with a subtle nod to its heritage, the property thoughtfully retains a connection to its origins, reflected in its fitting name.

OUTSIDE

The property is beautifully surrounded by well-established gardens and adjoins open countryside creating a wonderfully private and peaceful setting. The cottage style gardens are a particular feature of the property with a generous plot size of just over a quarter of an acre, laid mainly to a large level lawn enclosed by natural hedging and complemented by deep, well-stocked flower beds. Beyond this is a productive vegetable garden, complete with raised beds and a greenhouse, providing an enjoyable opportunity for those with a passion for gardening and home-grown produce. Additionally there is a useful garden studio which makes for a perfect space for hobbies/ crafts or simply escaping to enjoy the surroundings.

Ample parking is provided on the tarmac driveway which compliments the property while a five-bar wooden gate opens onto a further gravelled driveway, offering additional parking or vehicle storage.

DETACHED GARAGE/ WORKSHOP

There is an oversized, detached workshop/ garage with an up and over door and rear pedestrian door. Light and power are connected.

SERVICES

Mains electricity is connected. Private drainage via septic tank. Heating is via air source heat pump with ground floor underfloor heating and radiators to the first and second floor plus two log burner.
Basic broadband is available up to 17 Mbps or 4G at 66 Mbps or Starlink (Ofcom).
Vodaphone, O2, EE and Three mobile signal are likely (Ofcom).
Council Tax Band – G.
Flood Risk - Very low.
Satellite and Fibre: BT and Sky available (Ofcom).

VIEWINGS

Viewings are permitted strictly via Stags, Truro office.

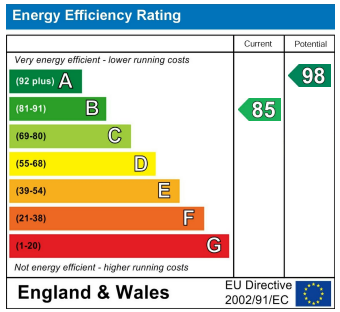
DIRECTIONS

From Truro City, take the A390 eastbound towards Tresillian and continue for approximately five miles. Turn right onto the A3078 towards Tregony. As you enter the village, cross over the bridge and continue towards Veryan on the A3078, continue for approximately 1 mile where the property can be located on the left hand side identified by our for sale sign.

What3words.com: ///lavished.less.crisps

Approximate Area = 2741 sq ft / 254.6 sq m
Garage = 269 sq ft / 24.9 sq m
Outbuilding = 199 sq ft / 18.4 sq m
Total = 3209 sq ft / 297.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1531027



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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