

FIELD COTTAGE

ROSEVINE

PORTSCATHO

TR2 5EN



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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AN INDIVIDUAL DETACHED HOUSE IN A
PRESTIGIOUS COASTAL LOCATION

A very attractive modern cottage-style house set within a generous level plot close to the sea in this sought-after location.

Well appointed accommodation including 4 bedrooms (2 ensuite), main bathroom, sitting room, spacious open plan kitchen/dining room, conservatory, cloakroom and rear porch/utility.

Oil fired central heating and fully double glazed.

Expansive rural views across the Roseland countryside and glimpses of the sea in Gerrans Bay.

Large garden featuring a pond and fountain. Studio with wood-burning stove. Detached garage.

Freehold. EPC band - D Council Tax band - F.

GUIDE PRICE £995,000

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GENERAL REMARKS AND LOCATION

Field Cottage occupies a generous level site in one of the most sought-after parts of the Roseland Peninsula. Designed specifically for the site the dwelling replaces an earlier cottage demolished about 30 years ago and fronts the minor road leading down to Porthcurnick beach with open fields on three sides. It is an interesting building geared for low maintenance and notable for its gabled roof structure and multi-paned casement windows with natural stone reveals. It has been a cherished holiday home for over 25 years and is now reluctantly for sale due to a desire to reduce commitments.

The property enjoys sweeping views in a southerly direction over the Roseland countryside to the estuary of Carrick Roads in the far distance and there are also glimpses of the sea in Gerrans Bay. The position of the property takes full advantage of the afternoon and evening sun.

The dwelling affords a surprising level of accommodation which includes a spacious kitchen/dining room, well-proportioned sitting room, utility, cloakroom, south-facing conservatory and 4th bedroom with ensuite facilities all on the ground floor. On the first floor there are 3 bedrooms with the main bedroom having an ensuite bathroom in addition to the main bathroom. Double glazing is standard throughout and there is full oil-fired central heating (a new boiler currently being installed).

The property is located in a quiet rural setting close to the hamlets of Curgurrel and Rosevine which are accessed by a minor county maintained road which is a cul-de-sac ending at Porthcurnick beach. It lies about two miles from the village of Portscatho which together with neighbouring Gerrans is the nearest community of any size. Here there are two public houses, restaurant, local shop and even a doctors surgery. The well known village of St. Mawes is approximately five miles away and this has an all year round passenger ferry to Falmouth with Truro and St. Austell being each about sixteen miles away. For those interested in sailing there are moorings on the Percuil river (about two miles away) and this gives easy access to the sailing waters of Carrick Roads in the Fal Estuary.

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

GROUND FLOOR

HALLWAY

with wood strip flooring, built-in cloak cupboard and double doors opening into the sitting room.

CLOAKROOM

with wash hand basin and wc. Extractor fan, woodstrip flooring and radiator.



SITTING ROOM

5.00m x 5.89m (16'5" x 19'4")

a triple aspect room focusing to a stone fireplace with oil-fired simulated woodburning stove (a vaporising appliance which can be operated without electricity - excellent in the event of a power cut). Stairs rising to the first floor and 2 radiators. Double glazed twin doors opening through to the conservatory.

CONSERVATORY

4.39m x 3.20m (14'5" x 10'6")

fully double glazed and with stone paved floor and slate benching to internal sills. Radiator and further twin doors opening through to the kitchen/dining room and also outside.

KITCHEN/DINING ROOM

5.92m x 4.42m (19'5" x 14'6")

being a spacious open-plan room divided by a wide working surface area faced on the dining side with natural stone.

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The kitchen is fitted with a comprehensive range of units comprising numerous base and wall cupboards and a work surface area incorporating a one and a half bowl sink and drainer. Integral appliances include an electric double oven with 4 ring solid hob above, dishwasher and fridge. The room also features an electric Aga and the floor is quarry tiled.

The dining area has woodstrip flooring and a radiator. Double doors to conservatory as previously mentioned.

UTILITY

2.26m x 1.83m (7'5" x 6') with worktop and plumbing facility for washing machine and tumble dryer. New condensing boiler, quarry tile floor and stable-type rear entrance door.

BEDROOM 4/POSSIBLE STUDY

3.66m x 3.53m (12' x 11'7") with fitted wardrobe and radiator. ENSUITE SHOWER ROOM with tiled corner shower cubicle, wash hand basin and wc. Extractor fan and radiator.

FIRST FLOOR

LANDING

with Airing cupboard containing hot water cylinder fitted with dual immersion heaters, off-peak electricity timer installed.

BEDROOM 1

4.04m x 4.14m (13'3" x 13'7") a light dual aspect room with a view to the sea in Gerrans Bay and expansive views to the south over the Roseland countryside. Fitted wardrobes and chest of drawers. Radiator. ENSUITE BATHROOM with bath having electric shower over, vanity wash basin set within the window bay and wc. Radiator.

BEDROOM 2

3.94m x 3.84m (12'11" x 12'7") with fitted wardrobe and chest of drawers. Access to eaves storage space and radiator.

BEDROOM 3

3.96m x 3.05m (13' x 10') with fitted wardrobes and chest of drawers. Radiator.

BATHROOM

3.20m x 1.52m (10'6" x 5') with white suite comprising bath, wash hand basin and wc. Radiator.

OUTSIDE

To the side of the dwelling there is a detached GARAGE with twin opening doors and pedestrian door to the rear. A

driveway to the front accessed via double gates from the road provides further parking.

The GARDENS extend to the side and rear of the house and are bordered by farmland which ensures continued privacy. They provide a mature setting for the house and a level sweep of lawn has been interspersed with a variety of specimen shrubs and trees including several Acers, Camellias and Hydrangeas. A feature of the garden is a large ornamental pond with fountain.

Within the garden there is a timber STUDIO fitted with a woodburning stove.

SERVICES

Mains water and electricity. Private drainage system. Oil storage tank for central heating system (new condensing boiler).

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.

VIEWING

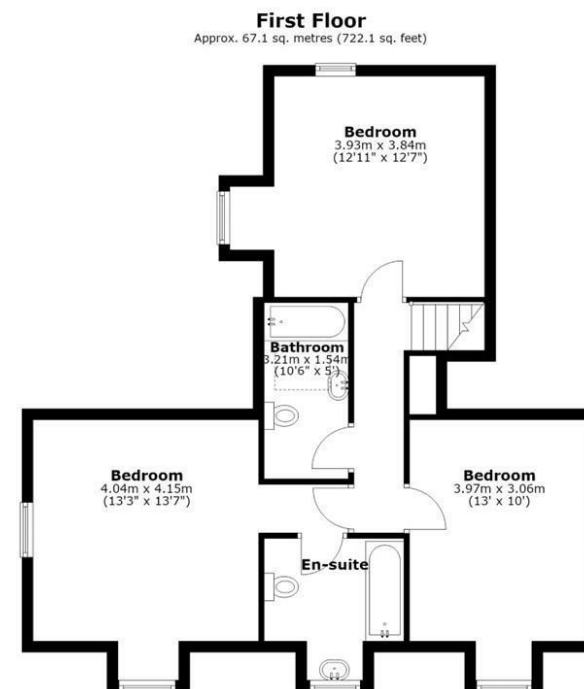
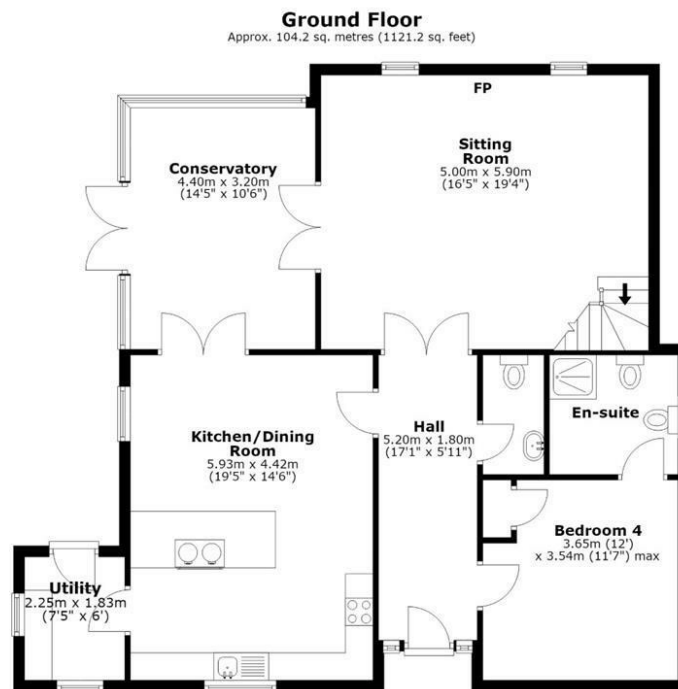
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

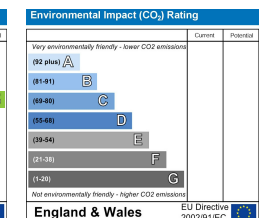
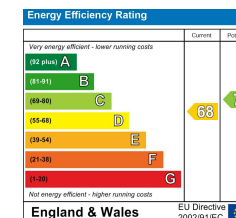
Proceed along the A3078 from Tregony to St Mawes passing through Ruan High Lanes and continue for another 2-3 miles. Just before entering the hamlet of Trewithian bear left where signposted Rosevine and continue for about a quarter of a mile. Field Cottage will be easily identified on the right hand side.



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Total area: approx. 171.3 sq. metres (1843.3 sq. feet)
Field Cottage, Rosevine



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