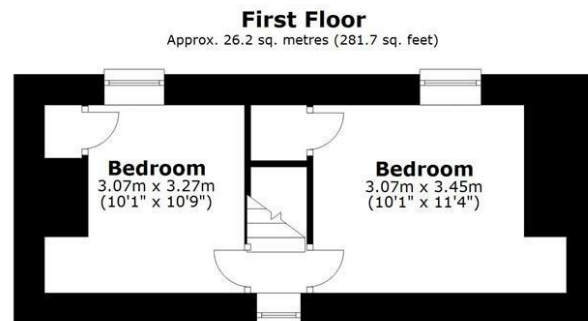
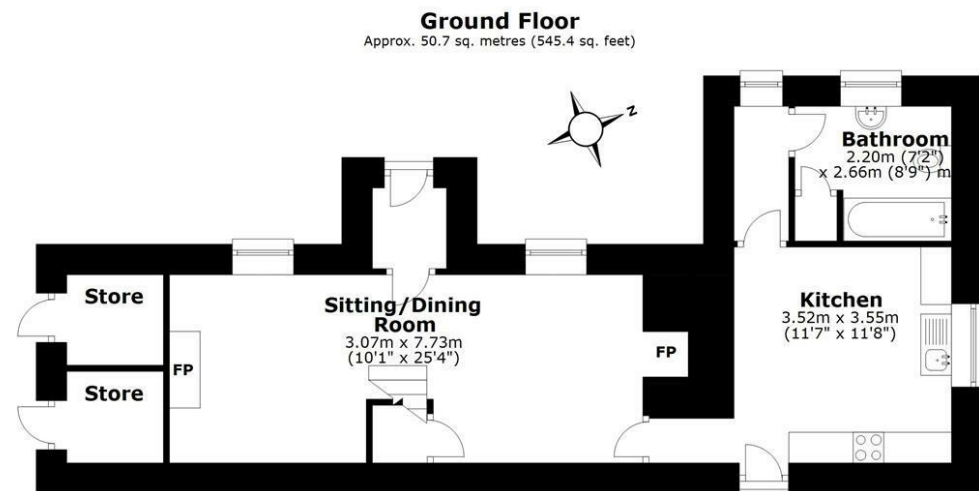


PORTSCATHO, TRURO



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Plan produced using PlanUp.

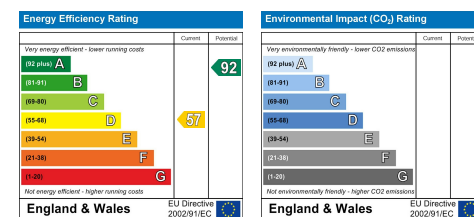
Tregairewoon Farm Cottage, Trewithian

KEY FEATURES

- Two Bedrooms
- Dining Room
- Bathroom
- Fabulous Gardens
- Extremely Private

- Sitting Room
- Kitchen/Breakfast Room
- Large Rear Porch
- Parking
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



CONTACT US

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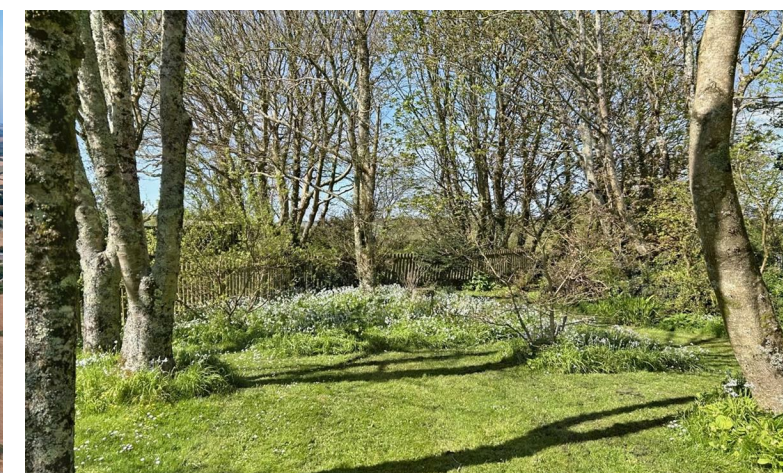
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TREGAIREWOON FARM COTTAGE, PORTSCATHO, TRURO, TR2 5EP

DETACHED GRADE II LISTED CHARACTER COTTAGE

Tucked away is a quiet rural location on the outskirts of Portscatho.

In need of general refurbishment but offering huge potential.

Two double bedrooms, sitting room, dining room, kitchen/breakfast room and bathroom.

Fabulous enclosed garden adjoining fields with far reaching views.

Lots of parking.

Sold with no chain.

Freehold. EPC - D. Council Tax Band B.

GUIDE PRICE £425,000

GENERAL COMMENTS

Tregairewoon Cottage is a very attractive Grade II Listed thatched cottage, located in an idyllic rural setting, deep in the heart of the Roseland Peninsula. The location is very special and will appeal to purchasers wanting a quiet, rural setting that is within a very short distance of the coast, sandy beaches and excellent village facilities at Portscatho and St Mawes. The cottage has been in the same ownership for generations is in need of sympathetic refurbishment but offers huge potential. The accommodation includes two bedrooms on the first floor with kitchen/breakfast room, dining room, sitting room bathroom and large rear porch downstairs. The large gardens surround the cottage and are a sheer delight being extremely private and backing onto open countryside with far reaching views. They are large and include many mature shrubs and plants, level lawns enclosed within natural hedge boundaries. A driveway provides parking for several cars.

LOCATION

The nearest village is Portscatho which is approximately 2 miles away. Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school and doctors surgery. St. Mawes is approximately 4 miles away which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

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

ENTRANCE PORCH

SITTING ROOM

12'8" x 10'0" (3.87m x 3.07m)
Sliding sash window overlooking the front garden with window seat. Feature open fireplace with brick surround and hearth. Shelves in firebreast recess. Television point. Stairs to first floor. Night storage heater.

DINING ROOM

12'7" x 10'0" (3.86m x 3.07m)
Feature fireplace with woodburner, tiled hearth and wood mantel over. Cupboard in recess. Sliding sash window overlooking the front garden with window seat. Exposed beams. Understairs storage cupboard. Night storage heater. Door to:

KITCHEN/BREAKFAST ROOM

11'7" x 11'6" (3.55m x 3.52m)
Double glazed window overlooking the garden. Base and eye level kitchen units. Space for cooker. Night storage heater. Double stainless steel sink/drain. Door to rear porch and:

BATHROOM

8'8" x 7'2" (2.66m x 2.20m)
White suite with low level w.c, panel bath. Window to front. Airing cupboard housing Megaflo unvented hot water cylinder.

REAR PORCH/BOOT ROOM

Providing very useful storage. Door to rear garden.

FIRST FLOOR

LANDING. Doors to both bedrooms.



BEDROOM ONE

11'3" x 10'0" (3.45m x 3.07m)
Window to front enjoying views over the garden. Night storage heater.

BEDROOM TWO

10'8" x 10'0" (3.27m x 3.07m)
Window to front enjoying views over the garden. Electric wall mounted heater. Loft access.

OUTSIDE

A private driveway leads from the neighbouring farmyard up to the cottage where there is parking for several cars. The gardens are a sheer delight and a real feature of the property. They are extremely private, enjoy sun all day (as well as shade under the trees) and adjoin fields on two sides. Large areas of lawn are combined with a number of mature plants and trees and the whole garden is a natural haven for wildlife. At the lower end of the garden is a copse with larger trees. The sheds and greenhouse are not included in the sale but may be available by separate negotiation.

SERVICES

Mains water and electricity. Private drainage.

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

Proceeding on the A3078 Tregony to St Mawes road, Tregairewoon Farm is approximately 1/4 of a mile on the right after leaving the hamlet of Trewithian. A Philip Martin sale board has been erected and there is also a sign for Tregairewoon Farm Kitchen. Follow the farm lane passing the modern farm buildings and the property will be located on the right. Please drive down the drive and park in front of the cottage - NOT IN FRONT OF THE FARM BUILDINGS PLEASE.

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.

