



# PITTSDOWN COTTAGE AND TIGS BARN

TREGONY, TRURO,  
CORNWALL TR2 5SQ

*Philip Martin*

ESTATE AGENTS • CHARTERED SURVEYORS • VALUERS & AUCTIONEERS

*Philip Martin*



# PITTSDOWN COTTAGE AND TIGS BARN TREGONY TRURO TR2 5SQ

DETACHED PERIOD COTTAGE AND HOLIDAY LET WITH  
GENEROUS GARDENS AND FABULOUS VIEWS

Situated in a convenient location on the outskirts of Tregony within easy  
access of The Roseland Peninsula and sandy beaches of the south coast.

Magnificent far reaching countryside views from the front and rear and backing  
onto fields. Extremely private rear garden enjoying a sunny aspect.

Beautifully presented three bedroom detached cottage with sitting room, dining  
room, kitchen/breakfast room, shower room and bathroom.

Stunning detached converted barn currently a successful holiday let but also  
perfect for an annexe or full time let. Double bedroom, shower room and large  
open plan kitchen, dining and sitting room. Potential to easily add a second  
bedroom

Driveway parking for at least six cars and and space for a motor home, trailers  
etc.

Large enclosed garden. In all approximately 0.4 Acre.

A fantastic lifestyle opportunity combining a wonderful home with income.  
Internal viewing essential.

Freehold. Council Tax Bands - Main Cottage Band B. Tigs Barn Band A.  
EPC - Band C For Both.

GUIDE PRICE £690,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Pittsdown Cottage is very attractive detached period cottage together with a fabulous detached holiday let located in a private position on the outskirts of Tregony. The whole property is beautifully presented and is perfect for purchasers looking for a wonderful home with income. The vendors purchased Pittsdown Cottage through this firm in 2016 when it was in a very poor state of repair and requiring complete renovation. The whole property has been refurbished in a very sympathetic way retaining all of its charm and character with modern additions including a substantial rear extension. In 2020 the former detached traditional stone barn thought to be a blacksmith's forge was tastefully converted into a holiday cottage - Tigs Barn. This has been a huge success and is very popular with guests and booked for the majority of the year. Tigs Barn can also be used as a full time residential let or annexe if required. It can easily be extended to create a second bedroom if required.

Pittsdown Cottage has three bedrooms, two on the first floor and one downstairs, there is also a bathroom on the first floor. The master bedroom opens onto a large balcony that provides plenty of sitting out space in which to enjoy the fabulous countryside views. The ground floor includes a kitchen/breakfast room, dining room, huge sitting room, shower room and third bedroom. The gardens enjoy a sunny south facing aspect and back onto fields. They are extremely private with generous lawns, sun terrace and also a small copse with shed. At the front is lots of parking. In all the gardens and grounds extend to approximately 0.4 Acre.

Tigs Barn is fabulous with light and spacious accommodation and is beautifully appointed with Air Source air to air heating/cooling. The ground floor includes a huge open plan kitchen, dining and sitting room and shower room. The first floor has a large mezzanine double bedroom with exposed roof trusses. It has great character and very light rooms. At the rear is a private enclosed garden that also backs onto fields.

## LOCATION

The nearby village of Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office/shop, public house, church, doctors surgery and both primary and secondary schools as well as wide range of social activities. The village is easily accessible to the whole of the Roseland Peninsula which is recognised as being of outstanding natural beauty and subsequently a much sought after residential area. The cathedral city of Truro is about ten miles and St. Austell slightly further with a wider range of facilities. The village also has the benefit of a regular bus service.

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

### PITTSDOWN COTTAGE

#### ENTRANCE PORCH

Stable entrance door, window to side, doors to kitchen and rear garden.

#### KITCHEN

3.84m x 3.78m (12'7" x 12'4")

Beautifully appointed with shaker style kitchen units and granite worktops. Belfast sink with mixer tap over, Range cooker with gas hob, tiled splashback and extractor hood over. Central island unit with granite worktop, breakfast bar and cupboards below. Window overlooking the rear garden. Integral appliances including fridge, freezer and washing machine. Radiator. Opening to:



#### DINING ROOM

4.26m x 3.68m (13'11" x 12'0")

Window to front enjoying the wonderful rural views. Woodburner with oven and hot plate. Radiator. Exposed beams. Understairs storage cupboard.

#### INNER HALLWAY

Door to rear garden. Radiator. Stairs to first floor.

#### SITTING ROOM

5.09m x 3.83m (16'8" x 12'6")

A fabulous twin aspect room with French doors overlooking the rear garden

with countryside views beyond and window to front enjoying far reaching views over the surrounding countryside. Woodburning stove with slate hearth, television point. High vaulted ceiling with exposed wooden beam and two Velux windows. Double oak doors to hallway.

#### BEDROOM THREE

3.68m x 2.87m (12'0" x 9'4")

Window to front enjoying the fabulous rural views. Feature fireplace with brick surround and slate hearth with space for wood burner if required. Two wall lights. Solid oak door. Radiator, built in cupboard, exposed beams.

*Philip Martin*



#### SHOWER ROOM

A tiled room with white suite comprising low level w.c, wash hand basin, double shower cubicle with fully tiled surround. Window overlooking the rear garden, heated towel rail, electric shaving point, extractor fan.

#### FIRST FLOOR

Landing. Window to front enjoying the far reaching views.

#### BEDROOM ONE

3.77m x 3.02m (12'4" x 9'10")

A twin aspect room with window to front and French doors opening to balcony and both enjoying the lovely far reaching views. Shelves recess for wardrobes. Radiator.

#### BALCONY

6.50m x 4.24m (21'3" x 13'10")

A large, private balcony providing lots of sitting out space enjoying views over the rear garden and fields beyond. Enclosed within railings. Astro turf floor

#### BATHROOM

Luxurious white suite with low level w.c, freestanding bath with shower attachment, pedestal wash hand basin. Wood panelling to dado height. Sash window overlooking the rear garden with countryside views beyond. Radiator, loft access.

#### BEDROOM TWO

3.70m x 2.83m (12'1" x 9'3")

Another double room with sliding slash window overlooking the rear garden. Canopied ceiling.

#### TIGS BARN

Converted to a very high standard and beautifully presented with light and airy accommodation.

Currently a very successful holiday let with an excellent track record of lettings throughout the year. 139 reviews with Airbnb and 4.98 star reviews!

#### OPEN PLAN KITCHEN, DINING AND SITTING ROOM

6.19m x 5.81m (20'3" x 19'0")

A fabulous, well proportioned room with high ceilings and lots of natural light. Twin aspect with French doors to front and rear and Velux window.

Kitchen with modern base and eye level units, solid wood worktops, single stainless steel sink/drain, integral appliances including electric oven with ceramic hob and extractor hood over, fridge, freezer and washing machine. Sitting area with woodburner. Stairs to first floor.

#### SHOWER ROOM

A white suite comprising low level w.c, vanity sink unit, double shower cubicle, heated towel rail, spotlights.

#### FIRST FLOOR

#### MEZZANINE BEDROOM

5.89m x 3.57m (19'3" x 11'8")

A large triple aspect bedroom with four windows to side elevations and three Velux windows. A feature galleried room with balustrade and views into the living room below.

#### OUTSIDE

At the front is parking for six plus cars and ample space for a motor home, trailers etc. Two five bar wooden gates provide vehicular access into both gardens. The rear garden of Pittsdown Cottage is extremely private and enjoys a southerly aspect and therefore the afternoon and evening sun. It is enclosed within natural hedge boundaries and a fence runs along the field boundary and there are lovely views over the surrounding countryside. The garden is mainly lawn with mature shrubs and trees. Steps lead from the raised lawn to a gravelled terrace offering plenty of sitting out space with access into the sitting room and rear hall. A further piece of land runs along the other side of the hedge and here there is a wooden garden fence and gently sloping lawn, it is a pleasant space to sit out and enjoy the natural environment. A gravel pathway leads around the entire property back to the front. Outside tap and electric sockets. Tigs Barn has its own private garden with independent access. There is a gravel parking space, level lawn and terrace for sitting out. The garden also backs onto fields. A gravel path leads to a wooden garden shed and log store.

#### SERVICES

Mains water and electric. Private drainage. LPG heating. Air Source air to air heating/cooling in Tigs Barn.

#### 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

From Truro proceed in an easterly direction along the A390 and take the right hand turning off the Probus bypass onto the A3078 signposted to Tregony and St. Mawes. Proceed through the village of Tregony and continue along the B3287. Pittsdown Cottage is approximately two miles outside the village on the right hand side.



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	A	74	Very environmentally friendly - lower CO <sub>2</sub> emissions	81-91	A	
	81-91	B		81-91	B		
	69-80	C		69-80	C		
	55-68	D		55-68	D		
	39-54	E		39-54	E		
	21-38	F		21-38	F		
Not energy efficient - higher running costs	1-20	G		1-20	G		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*