



MESSACK BUNGALOW

ST. JUST IN ROSELAND,

TRURO TR2 5JL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



MESSACK BUNGALOW

ST. JUST IN ROSELAND

TRURO TR2 5JL

DETACHED BUNGALOW FOR IMPROVEMENT WITH 1.3 ACRES OF LAND

PLANNING PERMISSION GRANTED TO EXTEND, CONVERT LOFT AND BUILD DETACHED GARAGE

In a magnificent location enjoying complete privacy and close to St Mawes and the King Harry Ferry for quick commuting to Truro and Falmouth.

Currently two bedrooms, kitchen/breakfast room, utility room, dining room, sitting room, bathroom and separate w.c. Planning permission passed to create four bedrooms - master with en-suite, large sitting room, kitchen/dining room, bathroom, additional shower room and erect a double garage.

Enjoying far reaching rural views and surrounded by farmland owned and protected by the National Trust.

Large mature front and rear gardens. Lots of parking. Sold with no chain.

A very rare opportunity. Freehold. Council Tax Band C. EPC E



GUIDE PRICE £500,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.

GENERAL COMMENTS

The location of Messack Bungalow is very special indeed, just in land from the Carrick Roads and within close proximity of St. Mawes, St. Just, Portscatho and the King Harry Ferry for quick commuting to Truro and Falmouth. The accommodation includes two double bedrooms, entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory, bathroom, separate w.c and utility room. Large windows afford plenty of natural light with lovely views over the surrounding countryside (owned by the National Trust), the gardens and paddock.

Planning permission has recently been granted to extend the bungalow, convert the loft and erect a double garage. Alternatively prospective purchasers may want to demolish the existing bungalow and build a new house that compliments this magnificent plot and location (subject to gaining necessary consent). A private drive leads up to the bungalow where there is lots of parking and ample space to build the double garage. Gardens surround the bungalow and at the rear is a paddock that extends to just 1.3 acres. The field is regularly mowed by the owner. The purchaser will be responsible to erect a new stockproof boundary fence on the western boundary between points A and B which they will own and maintain. There are fabulous far reaching views over the surrounding countryside from the gardens and land.

PLANNING

Planning permission was granted by Cornwall Council on the 3rd September 2024 Ref. PA24/05013 for "Ground floor living area and porch extensions, roof conversion and double garage" The proposed extended accommodation includes a complete reconfiguration of the ground floor creating larger reception rooms and a master bedroom with en suite. The loft conversion will add two additional bedrooms and shower room. The accommodation will include four bedrooms - master en suite, kitchen/dining room, sitting room, bathroom and additional shower room. Further information is available from the sole agents.

LOCATION

Situated just inland from St Just and St Mawes, deep within the Roseland countryside and just above St Just Creek, Messack Bungalow is one of a mere handful of individual properties surrounded by countryside owned by the National Trust.

The bungalow is approached from the B3289 road, a minor road connecting St Just-in-Roseland with the King Harry ferry. It is a short distance from St. Just-in-Roseland village which is most widely known for its historic church and churchyard set beside the beautiful tidal creek where subtropical plants grow alongside the native trees and flora. The property is also close to St Mawes and this has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a small supermarket, hotels, restaurants, inns, primary school and a very active sailing club. The whole of the Roseland Peninsula is designated as an area of outstanding natural beauty and offers superb scenery and walks, a number of beautiful beaches, coves and a general feeling of peace and tranquility. At St. Mawes there is a passenger ferry to the historic harbour town of Falmouth. The King Harry car ferry is very close by and provides for an easy commute to Falmouth and the Cathedral city of Truro.



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

CONSERVATORY

Windows overlooking the front with far reaching countryside views. Glazed door to:

ENTRANCE HALL

Doors to sitting room, dining room and kitchen. Radiator.

SITTING ROOM

Window overlooking the front garden and countryside beyond. Tiled open fireplace (not used). Radiator.

DINING ROOM

Window to front through conservatory. Open fireplace. Television and telephone points.

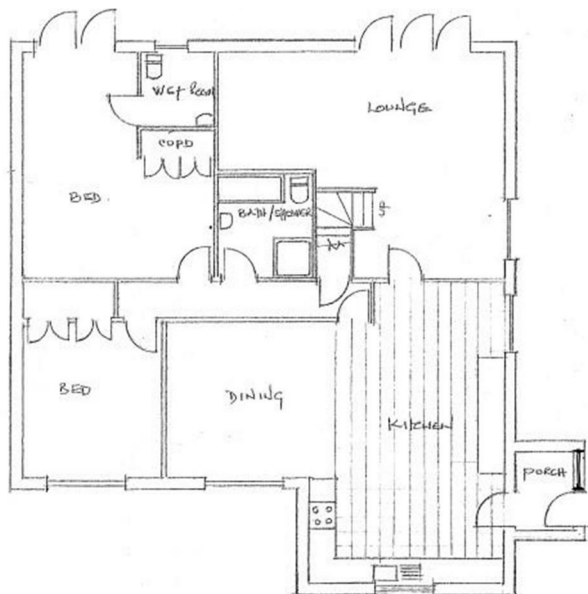
KITCHEN/BREAKFAST ROOM

A twin aspect room with windows overlooking the rear field and side driveway. Base and eye level kitchen units. Single stainless steel sink/drain. Electric oven with ceramic hob above.

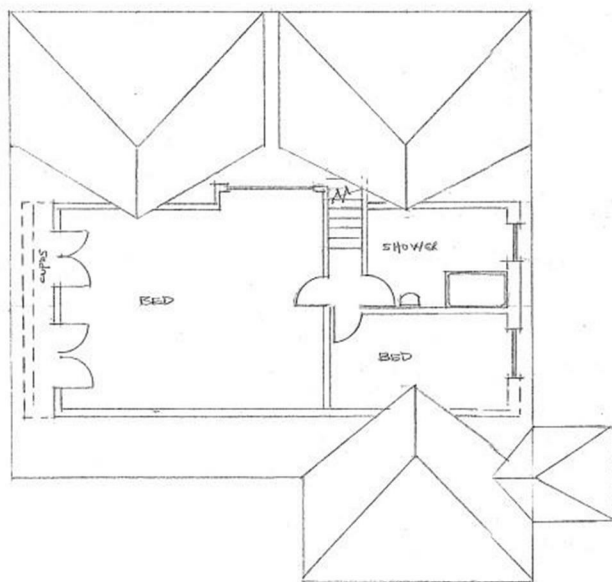
UTILITY ROOM

Space and plumbing for washing machine.

Philip Martin



PROPOSED GROUND FLOOR LAYOUT



PROPOSED ROOF CONVERSION

REAR PORCH

Window overlooking the rear field. Oil fired central heating boiler. Half glazed door to rear veranda.

INNER HALLWAY

Loft access with ladder. Radiator. Window to side. Airing cupboard with slatted shelves.

BEDROOM ONE

Window to front enjoying far reaching rural views. Radiator. Telephone point.

BATHROOM

Frosted window to rear. Cast iron bath with Mira shower over. Wash hand basin. Heated towel rail.

SEPARATE W.C

Low level w.c. Radiator. Frosted window to rear.

BEDROOM TWO

Window overlooking the rear field. Radiator.

OUTSIDE

Messack Bungalow is approached from a quiet country lane that continues to the other properties on Messack Farm. A private entrance drive leads up to the property where there is hardstanding providing parking for several cars. The gardens and grounds are predominantly grass enclosed within natural hedge boundaries. The rear paddock is regularly mown by the vendor but is ideal for a small pony or hobby farming and has huge potential to create a fabulous garden subject to consent. A stock proof boundary fence will have to be erected by the purchasers on the western boundary between points A and B which they will own and maintain. There are fabulous far reaching views over the surrounding countryside from the gardens and land. The garden and grounds extend to approximately 1.3 acres or thereabouts.

SERVICES

Private water and drainage. Mains electricity. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

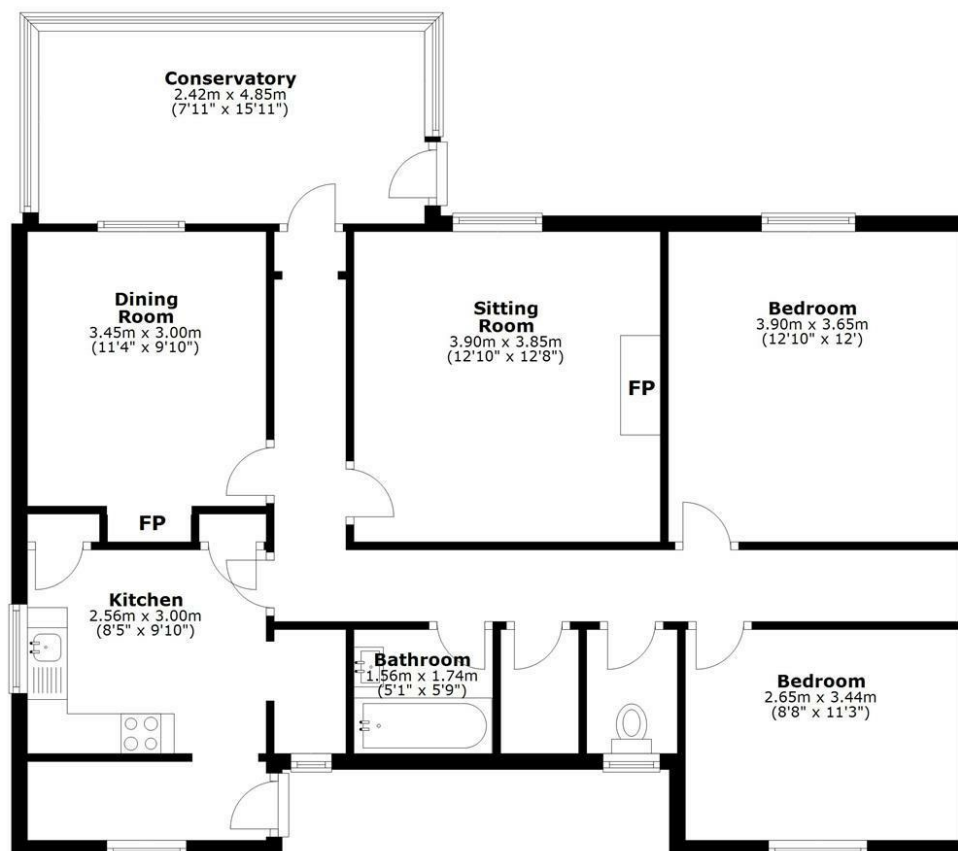
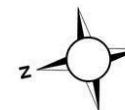
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed along the A390 towards St. Austell and from Probus by-pass turn right onto the A3078 signposted to

Tregony and St. Mawes. Continue along this road for approximately seven miles and after leaving Trewithian and after the Portscatho turn off take the next right hand turning following signs for the King Harry Ferry. Join the B3289 and look out for the left hand turning signposted "Roundhouse Barn" and follow this road for approximately one mile looking for signpost on the left to Messack Farm. Messack Bungalow is the first property and easily identified on the right hand side.

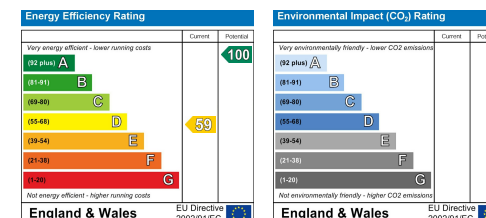
Ground Floor
Approx. 96.0 sq. metres (1033.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.5 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.

Messack Bungalow, St Just in Roseland



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS · CHARTERED SURVEYORS · VALUERS & AUCTIONEERS

Philip Martin