



RIVENDELL

PHILLEIGH

TR2 5NB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED BUNGALOW OCCUPYING 1/2 ACRE PLOT WITH TREMENDOUS VIEWS

This three bedroom extended bungalow is situated in the sought after village of Philliegh, just a short distance from the ever popular south coast beaches and costal paths on the Roseland Peninsula.

The property has been extended to create a fantastic, open plan kitchen/living space that opens out onto the raised decking and large rear garden, whilst enjoying views of the rolling countryside and river beyond. The accommodation includes; entrance hallway, sitting room with wood burning stove, open plan kitchen/dining/living room, three double bedrooms and a bathroom.

There is a driveway providing off road parking for numerous vehicles, a detached garage and wonderful gardens majorly laid to lawn to both front and rear. An internal viewing is highly recommended.

EPC - F. Freehold. Council Tax - E.

GUIDE PRICE £775,000

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THE PROPERTY

Rivendell is a spacious detached bungalow located in the sought after village of Philleigh, deep in the Roseland Peninsula and within a short drive of sandy beaches at Pendower and Porthcurnick. The bungalow occupies a very large mature plot that enjoys complete privacy from neighbours and panoramic, far reaching views over the surrounding countryside and down to the river. The property has been extended at the rear during the current ownership creating a fabulous open plan kitchen, dining and sitting room, purposely designed to make the very best of the views. There are three double bedrooms, bathroom and second sitting room at the front also enjoying a pleasant countryside view. The gardens are a sheer delight and are well stocked with many mature shrubs, plants and trees, enjoying complete privacy and sunshine all day. A raised deck provides ample space for sitting out and enjoying the stunning views. There are large lawns and deep well stocked borders. At the bottom of the garden is a vegetable patch with raised beds. A driveway provides parking and there is a garage with adjoining workshop.

LOCATION

The village of Philleigh is a little more than a hamlet with a cluster of old houses and cottages together with some newer bungalows encircling the parish church. The village is particularly well known for the Roseland Inn pub and being just two miles or thereabouts from the picturesque King Harry Ferry. The Roseland peninsula is scheduled as an Area of Outstanding Natural Beauty and this is renowned for its many scenic attractions both inland and along the coasts. The beaches at Carne, Pendower and Porthcurnick are within a few minutes driving distance from the property and all the harbourside villages such as Portloe, Portholland, Portscatho and St. Mawes are all within a few miles. There are good sailing facilities at Percuil and St. Mawes and the city of Truro with its Cathedral and fine shopping center is about seventeen miles away (or eight miles via the King Harry Ferry). Here there is a main line railway link to London (Paddington) whilst the nearest commercial airport is at St. Mawgan, near Newquay.

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

ENTRANCE HALLWAY



SITTING ROOM

5.50m x 3.16m (18'0" x 10'4")

Dual aspect sitting room with windows to both front and side. Feature fireplace with wood burning stove. Opening into;

KITCHEN

6.44m x 2.75m (21'1" x 9'0")

A modern kitchen suite which comprises a range of base and eye level units with worktops over, including central island with

breakfast bar. Island also comprising inset stainless steel sink and drainer with plumbing for both dishwasher and washing machine. Space for American style fridge/freezer with integrated electric oven and hob with extractor fan over. Window to side.

LIVING/DINING ROOM

7.25m x 4.0m (23'9" x 13'1")

A truly wonderful extension to the rear provides light and spacious living/dining area that enjoys a pleasant view over the

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back garden and onto the raised decking. Ample space for dining table and additional sitting area. Double door to rear and door to side.

BEDROOM

3.68m x 3.01m (12'0" x 9'10")
Dual aspect with windows to side and rear. Fitted cupboard. Electric wall mounted radiator.

BEDROOM

3.03m x 3.01m (9'11" x 9'10")
Window to rear. Fitted cupboard. Electric wall mounted radiator.

BEDROOM

3.23m x 2.73m (10'7" x 8'11")
Dual aspect with windows to front and side. Fitted cupboard. Electric wall mounted radiator.

BATHROOM

3.40m x 2.25m (11'1" x 7'4")
Spacious bathroom comprising bath with electric shower over, separate walk in shower, hand wash basin and low level w.c. Two obscured windows to front. Heated towel rail.

GARAGE

5.15m x 3.08m (16'10" x 10'1")
Metal up and over door to the front with pedestrian side access door also. Light and power connected.

OUTSIDE

Approached by its own private, gated driveway entrance, there is off road parking for numerous vehicles to the front. There is a generous front garden laid to lawn with a mature hedged boundary which enjoys a sunny westerly facing aspect as well as views of the countryside beyond. There is a detached garage, with a very useful timber storage shed with a wood store to the rear. There is access to both sides of the dwelling, leading to the back garden which boasts a raised decking area to enjoy outdoor seating and dining, with an outside barbeque area which all enjoys plenty of privacy and the views beyond. A large lawn area proceeds down to the rear boundary, with mature shrubs and plants, again,

enjoying a fantastic view. At the bottom of the garden is a peaceful, private decking area with two raised beds and a seating to take in the views of the river.

SERVICES

Mains water and electric. Private drainage.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

When travelling along the A3078 from Tregony to St. Mawes take the turning signposted to Philleigh and King Harry Ferry in the centre of the hamlet of Ruanhighlanes. Continue along this minor road and when arriving in Philleigh, Rivendell will be easily located on the right hand side.

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.

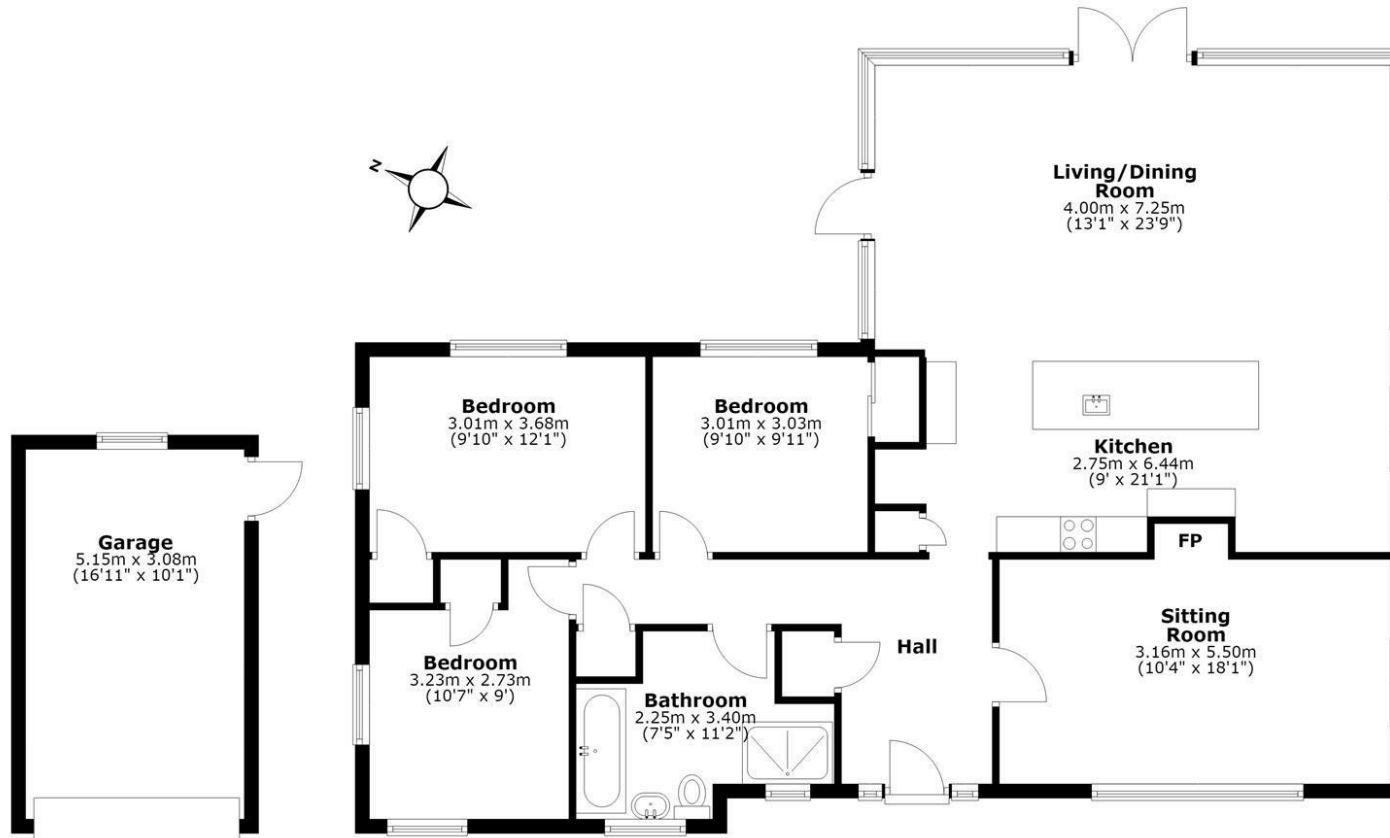
DATA PROTECTION

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.



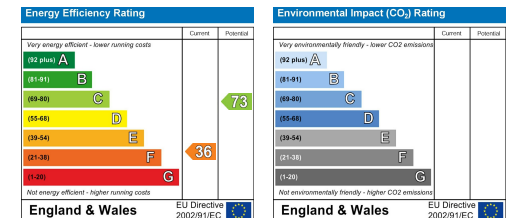
Ground Floor

Approx. 133.5 sq. metres (1437.0 sq. feet)



Total area: approx. 133.5 sq. metres (1437.0 sq. feet)

Rivendell, Philleigh



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