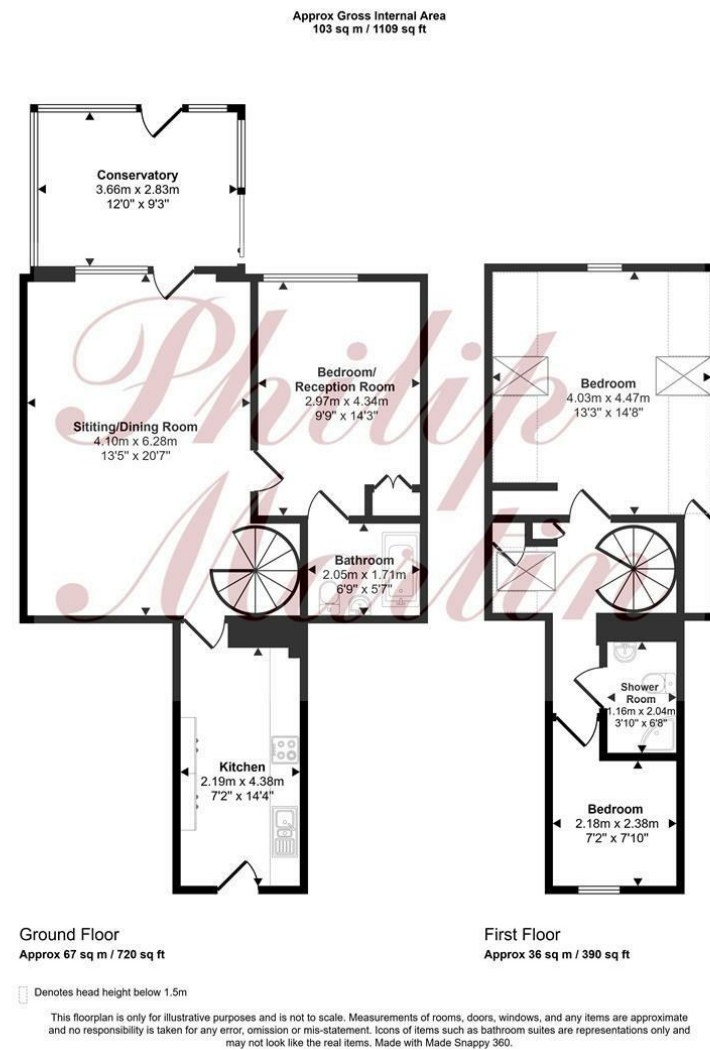


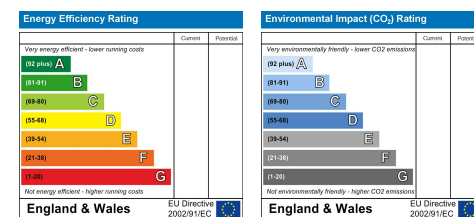
TUCOYSE FARM, TREGONY



KEY FEATURES

- CHACRATER PROPERTY
- THREE BEDROOMS
- EN-SUITE & SHOWER ROOM
- SITTING/DINING ROOM
- KITCHEN
- CONSERVATORY
- LARGE LAWNED GARDEN
- ALLOCATED PARKING
- QUIET, RURAL LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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GRACE COTTAGE, TUCOYSE FARM, TREGONY, TR2 5SJ

CHARMING PROPERTY IN RURAL LOCATION & SOLD WITH NO CHAIN

This character property is located between Tregony and Mevagissey, Tucoyse is a beautiful rural hamlet. Grace Cottage is a charming terrace barn conversion, that is much larger than first apparent and could be utilised as a full time residence, holiday let/investment or as it is currently occupied, as a bolt hole. In all comprising:- conservatory, sitting/dining room, kitchen, three bedrooms (master en-suite bathroom) and a shower room. Sold with no onward chain, early viewing is essential.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

Grace Cottage is a characterful three bedroom cottage situated in the rural hamlet of Tucoyse on the edge of the Roseland Peninsula within close proximity to the nearby village of Tregony. The property enjoys a tremendous rural outlook over the rolling countryside whilst also benefitting from period features. This complex of individual properties is very attractive and in all the accommodation comprises, kitchen, sitting/dining room, conservatory and a bedroom with an en-suite to the ground floor with two further bedrooms and a shower room to the first floor. There is a patio area to enjoy outdoor dining as well as a large garden opposite the property which is laid to lawn. There is also allocated parking. Sold with no chain, viewing is highly recommended.

LOCATION

The nearby Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about eight miles from Truro with local facilities including general store, public house, churches and both primary and secondary schools. Scenic attractions of the Roseland peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. It is ideally situated for riding, sailing and other water pursuits and many of the beaches and coastal land around the peninsula are owned and protected by the National Trust. Newquay airport is about thirty five minutes driving distance, there is a main line railway link to London (Paddington) at Truro and St. Austell.

GROUND FLOOR



CONSERVATORY

12'0" x 9'3" (3.66m x 2.83m)

A modern addition to the dwelling, providing an further reception/ sitting room with access to the parking and garden; as well as the courtyard which is ideal for outdoor dining. Doors into;

SITTING/DINING ROOM

20'7" x 13'5" (6.28m x 4.10m)

A spacious reception room with spiral staircase rising to the first floor. Doors into bedroom and kitchen. Ample space for sitting area and dining table. Radiator.

KITCHEN

14'4" x 7'2" (4.38m x 2.19m)

A galley style kitchen comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated oven and hob with extractor fan over, undercounter fridge and freezer and dishwasher. Inset sink and drainer with plumbing for washing machine. Door opening out onto the communal gardens.

BEDROOM

14'2" x 9'8" (4.34m x 2.97m)

Window to front. Radiator. Door into;

EN-SUITE

6'8" x 5'7" (2.05m x 1.71m)

Fully tiled bathroom comprising bath, pedestal hand wash basin and low level w.c. Extractor fan and heated towel rail.

FIRST FLOOR

LANDING

Providing access into;



BEDROOM

14'7" x 13'2" (4.47m x 4.03m)

Triple aspect spacious bedroom with velux windows to both sides and a window to front. Radiator.

BEDROOM

7'9" x 7'1" (2.38m x 2.18m)

Window to rear. Radiator.

SHOWER ROOM

6'8" x 3'9" (2.04m x 1.16m)

Fully tiled shower room comprising shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

Grace Cottage boasts a large lawned garden opposite the property. Although currently not enclosed, a new owner may wish to do so. This space provides an area to enjoy outdoor dining, with a rural feel backing onto the rolling countryside behind the rear boundary.

SERVICES

Mains electricity and water. Private drainage.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

SERVICE CHARGE

We are informed by the owners that there is a service charge of circa £400.00 per year which includes cutting the grass of the gardens, communal areas and drainage.

DIRECTIONS

From the A390 Truro to St. Austell road take the B3287 towards Tregony. Take the left hand turning signposted Portholland and Caerhayes opposite the turning to Gargus Farm. Continue along this road for a mile and take the right hand turn signposted Tucoyse Farm. Proceed along this lane and the cottage can be found 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.