

PENDOWER ROAD, VERYAN



GROUND FLOOR

FIRST FLOOR

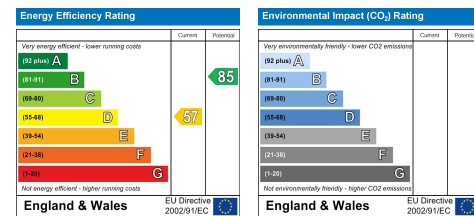
NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- Semi Detached
- Three Bedrooms (Optional Fourth)
- Sitting Room
- Kitchen/Dining Room
- Bathroom & Separate W.C
- Utility Room
- Off Road Parking & Double Garage
- Range of Outbuildings
- Lovely Gardens
- Sought After Location

ENERGY PERFORMANCE RATING



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PENDOWRICK PENDOWER ROAD, VERYAN, TRURO, TR2 5QL
SEMI DETACHED PROPERTY SITUATED IN SOUGHT AFTER LOCATION

This three/ four bedroom semi detached property is situated in the highly sought after village of Veryan. The property has been upgraded during the current ownership, specifically with the implementation of an air source heat pump supplying the central heating. Larger than first apparent, the accommodation includes: entrance porch, sitting room, kitchen/dining room, utility room, bathroom and rear porch to the ground floor with three bedrooms and a w.c. to the first floor. A fourth bedroom adjoins the main bedroom, this could be easily separated again by reinstating the door. There is ample parking, a double garage and two stone outbuildings providing plenty of storage space. Outside there is a vegetable bed, breakfast terrace, apple tree, lawn and children's play house to the side and mature cottage garden to the front. This property has the great advantage of being only minutes from the coast path and the beach.
EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £499,950

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THE PROPERTY

Pendowrick is a beautiful semi detached period property which is situated in a lovely position within the village, unspoiled rural views to both front and rear. The house is very attractive with quality sliding sash double glazed windows. The accommodation comprises an entrance porch, sitting room with wood burning stove, kitchen/dining room, utility and bathroom. To the first floor there are three double bedrooms, the master with fourth bedroom adjoining, previously an en-suite bathroom. Externally there is far more than first apparent with an area of lawned garden, vegetable patch, store, workshop, car port and double garage as well as parking. An air source heat pump has been recently installed. Pendowrick is a unique package and highly sought after in today's market.

VERYAN

Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro. For a more comprehensive range of shopping facilities the cathedral city of Truro is approximately 12 miles distance and offers banking and shopping facilities and an assortment of recreational activities. There is also a mainline railway station linking to London Paddington.

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



GROUND FLOOR

FRONT PORCH

Windows to front and side with seating and door into;

SITTING ROOM

18'4" x 13'1" (5.60m x 4.00m)

Dual aspect room with windows to front and side. Feature fireplace with wood burning stove in situ. Tiled flooring. Stairs rising to first floor and door into;

KITCHEN/DINING ROOM

12'2 x 11'9 (3.71m x 3.58m)

A dual aspect room with window to side and rear comprising a range of base and eye level units with worktops over. Newly installed electric AGA.

UTILITY ROOM

Window to rear. Stainless steel sink and washing machine.

BATHROOM

7'2" x 5'2" (2.18m x 1.57m)

Comprising bath with shower over, pedestal hand wash basin and low level W.C. Window to rear.

REAR PORCH

Useful coat and boot storage space. Door to rear.

FIRST FLOOR

BEDROOM ONE

11'7" x 9'8" (3.53m x 2.95m)

Window to front and fitted wardrobes. Double doors opening into adjoining room;



BEDROOM/OFFICE

Adjoining bedroom ideal for young child or as office space. Window to front.

BEDROOM TWO

10'2" x 8'2" (3.10m x 2.49m)

Window to side with fitted wardrobes. Radiator.

BEDROOM THREE

11'4" x 9'6" (3.45m x 2.90m)

Window to rear with fitted wardrobes. Radiator.

W.C.

Comprising a newly installed pedestal hand wash basin and low level W.C. With airing cupboard housing the hot water cylinder.

OUTSIDE

A driveway proceeds down the side of the property and wraps around to the rear leading to the outbuildings and double garage. There is a mature cottage garden to the front with a vegetable bed, breakfast terrace, apple tree, lawn and children's play house to the side and rear.

DOUBLE GARAGE

20" x 22'3" (6.10m x 6.78m)

Two metal up and over doors and formerly a workshop, a versatile space ideal for storage, parking or can be utilised as a workshop once again.

OUTBUILDINGS

Two useful out houses perfect for storage with power connected.

SERVICES

Mains water, electric and drainage. Air source heat pump that was newly installed in February 2023.

N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceeding into Veryan when approaching via the A3078 Tregony to St. Mawes Road continue into the very centre passing the church and primary school and then on past the New Inn towards the coast. This is Pendower Road and the property will be easily located on the left hand side immediately after the "Round Houses".

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.

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