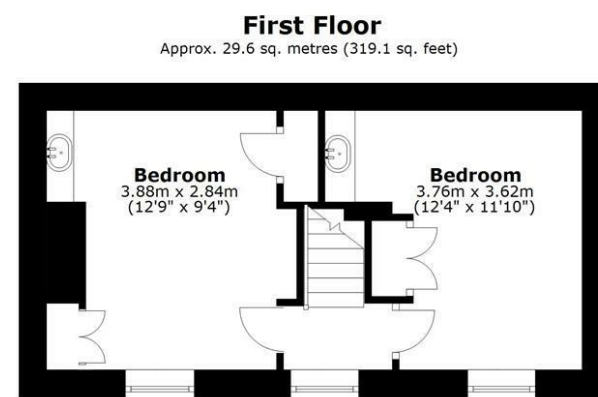
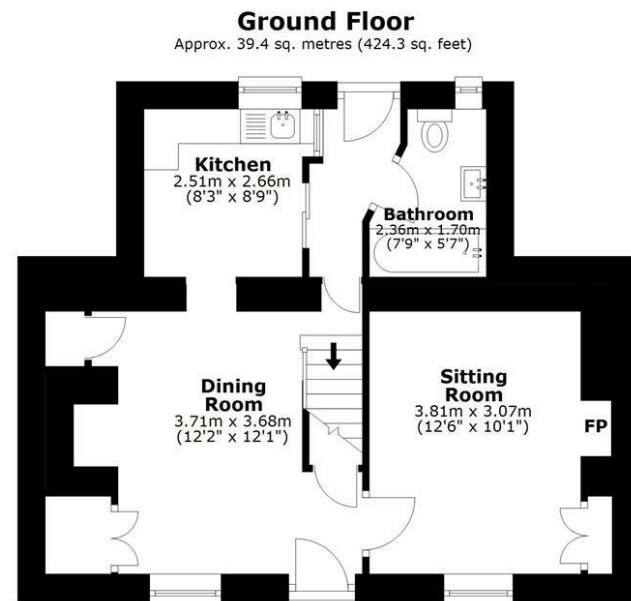


## VERYAN GREEN

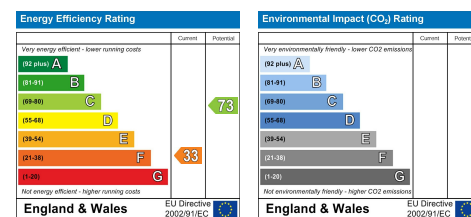


Total area: approx. 69.1 sq. metres (743.3 sq. feet)  
**White Lodge, Veryan Green, Truro**

### KEY FEATURES

- Two Bedrooms
- Dining Room
- Bathroom
- Rear Courtyard
- No Chain
- Sitting Room
- Kitchen
- Front Garden
- Far Reaching Views
- Viewing Essential

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### WHITE LODGE, VERYAN GREEN, TRURO, TR2 5QQ

#### VERY ATTRACTIVE CHARACTER VILLAGE COTTAGE

A very appealing Grade II Listed traditional Cornish cottage enjoying countryside views from the rear.

Full of character with many period features including exposed beams, traditional sash windows and feature fireplaces. Two bedrooms, sitting room, dining room, kitchen and bathroom.

Front and rear gardens enjoying privacy and a sunny aspect.

Sold with no chain. Freehold. EPC - F. Council Tax Band D.

GUIDE PRICE £350,000

## GENERAL COMMENTS

White Lodge is a very attractive middle terraced period cottage located within Veryan Green in the heart of the Roseland Peninsula. The cottage retains many character features including traditional sliding sash windows, exposed beams and open fireplaces and is Grade II Listed. White Lodge has been in the same ownership for many years and has been well cared for. It is now in need of general modernisation internally and prospective purchasers are likely to replace the kitchen and bathroom. There is potential to extend at first floor level subject to consent and move the bathroom upstairs, this has happened to several of the neighbouring properties. The accommodation includes two double bedrooms on the first floor with kitchen, sitting room, dining room and bathroom downstairs. There are enclosed front and rear gardens, the rear backs onto fields and there are pleasant countryside views. White Lodge is sold with no onward chain.

## LOCATION

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):

## DINING ROOM

12'2" x 12'0" (3.71m x 3.68m)

Entrance door. Sliding sash window to front with window seat. Open fireplace with stone surround, cupboards and shelves in fire breast recess and full length cupboard with shelves. Stairs to first floor. Night storage heater. Arched doorway to kitchen and second half glazed door leading to rear hall. Telephone point, exposed beams. Door to:

## SITTING ROOM

12'5" x 10'0" (3.81m x 3.07m)

Sliding sash window overlooking the front garden. Stone fireplace with cupboards and shelves in fire breast recess. Night storage heater. Exposed beams.

## KITCHEN

8'8" x 8'2" (2.66m x 2.51m)

Window to rear enjoying countryside views. Basic kitchen with base and wall units, single stainless steel sink with single drainer, space for electric cooker. Clome oven, space for fridge/freezer. Sliding door opening to:

## REAR HALL

Space and plumbing for washing machine. Loft access. Doors to bathroom and rear garden.

## BATHROOM

7'8" x 5'6" (2.36m x 1.70m)

White suite comprising low level wc, pedestal wash hand basin, panel bath with fully tiled surround and Mira shower over. Window to rear. Electric towel rail.



## FIRST FLOOR

Window overlooking the front garden with fields beyond. Doors to both first floor bedrooms.

## BEDROOM ONE

12'4" x 11'10" (3.76m x 3.62m)

Sliding sash window overlooking the front garden with countryside beyond. Canopied ceiling, loft access, built-in wardrobe. Wash hand basin with storage cupboard behind. Further storage cupboard over the stairs.

## BEDROOM TWO

12'8" x 9'3" (3.88m x 2.84m)

Sliding sash window to the front with window seat. Canopy ceiling. Built in double wardrobe, vanity sink unit with double cupboards below and storage cupboard over.

## 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

Proceed along the A3078 Tregony to St. Mawes road and immediately after passing the petrol station at Bessey Beneath, turn left signposted Veryan. Continue along this road and proceed into Veryan Green. After passing the Gallery and white Round houses, White Lodge can be found after a short distance on the right hand side.

## OUTSIDE

At the rear is a small enclosed courtyard garden with slate paving providing sitting out of space. The garden enjoys the afternoon and evening sun, backs onto fields and there are fabulous views over the surrounding countryside. At the front is an enclosed level lawned garden, with pedestrian gateway. A central path leads to the front door with storm porch and outside light.

## SERVICES

Mains water, electric and drainage are connected.

## N.B

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

