



HEATHERBELL
QUAY ROAD

ST. AGNES,
CORNWALL TR5 0RT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



HEATHERBELL
QUAY ROAD
ST. AGNES,
CORNWALL TR5 0RT

GRADE II LISTED COTTAGE ABOVE TREVAUNANCE
COVE

A classic Cornish thatched cottage with west facing garden, dating back to 1700 and situated in a fantastic location just 200 metres from Trevaunance Cove in the sought after village of St Agnes on the north coast.

Parking for two cars and potential to create a garage (subject to consents).

GUIDE PRICE £565,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

This represents a very rare opportunity to purchase a truly wonderful piece of Cornwall. Heatherbell is a completely unique property which is situated in one of the most sought after locations in the whole of the county. The cottage is just 200 metres from the stunning Trevaunance Cove and therefore close to the 17th century Driftwood Spars pub and Schooners bar.

The property will undoubtedly be of wide appeal to someone seeking either a full time residence, a second home or a holiday home.

HISTORY

Heatherbell is believed to date from around 1700 and was part of the former Red Lion pub. The pub was converted into three cottages many years ago and hence the terrace was formed. The property is therefore Grade II listed.

To the rear of the property there is an incredible cliff top garden from where there is a glimpse of the sea. This large area of ground (approx 1/4 of an acre) has a fascinating past and it is believed that there was once a tunnel previously used for smuggling items such as tea, brandy, gin, rum and tobacco up from the cove. The remnants of the tunnel are still visible today.

THE PROPERTY

The property is full of charm and character throughout with lovely sash windows and old cob walls all under a thatched roof. The sitting room with open beamed ceiling and partially timber panel wall transports you to a by gone era whilst there is a kitchen/dining room to the rear and two first floor bedrooms with a shower room. There is the huge bonus of two parking spaces and a level lawned garden to the front, all of which faces west and hence enjoys a warm and sunny aspect for the majority of the day and evening, a rarity for a cove side cottage.

TREVAUNANCE COVE

Trevaunance Cove is a shingle beach at high tide and is popular with surfers as its north-facing position means that the prevailing southwesterly winds are offshore. As the tide goes out, the central area of the beach is sandy. To the right, large areas of rock are revealed with numerous rock pools, and a low tide it is possible to clamber over the rocks to reach Trevellas Cove. On the left side of Trevaunance Cove are the remains of the old harbour wall and beyond this there are caves, arches and rock stacks along the cliffs.



ST AGNES

St. Agnes has long become a favourite "hot spot" of Cornwall, not surprising because of its position on the north Cornish coast, its homely village atmosphere combined with its easy commuting distance to Truro. It is a thriving community offering a wide range of facilities including shops, post office, church, pubs and primary school as well a selection of restaurants/cafes and hotels. Many of the facilities are within walking distance and due to the

village having easy access to the main A30 it is much coveted location.

There are beaches at nearby Trevaunance Cove and Chapel Porth and the coastal walks in the area are significant with much of the cliff land owned and protected by the National Trust. St. Agnes is a world heritage site and is in an area designated as being of outstanding natural beauty.

Philip Martin



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

SITTING ROOM

3.99m x 3.86m (13'1" x 12'7")

Window to front and electric radiator.

KITCHEN/DINING ROOM

5.16m x 3.0m (16'11" x 9'10")

Fitted kitchen with a range of units, worktop and sink inset. Hob and oven. Electric radiator. Door to rear porch and stairs to first floor.

FIRST FLOOR

BEDROOM ONE

3.99m x 3.86m (13'1" x 12'7")

Two windows to front, radiator and gorgeous ceiling.

BEDROOM TWO

3.18m x 3.10m (10'5" x 10'2")

Window to side and radiator.

SHOWER ROOM

Fitted with a w.c., wash hand basin and shower.

OUTSIDE

The front of the property is approached via a parking area with space for 2 cars. There is huge potential to create a garage or car port (subject to consents) and further parking could be made onto the lawn behind. There two levels of lawn leading up to the patio and front of the cottage. Facing west the patio enjoys sunshine for the majority of the day and into the evening.

The rear garden is accessed via the rear porch where there is a courtyard and the steps lead up through to an area of overgrown gorse land which levels off providing a lovely area for sitting out for a bbq and evening drinks. There is huge potential to create a magical garden space. The land extends to around 0.25 of an acre.

SERVICES

Mains electricity, water and drainage.

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.

DATA PROTECTION

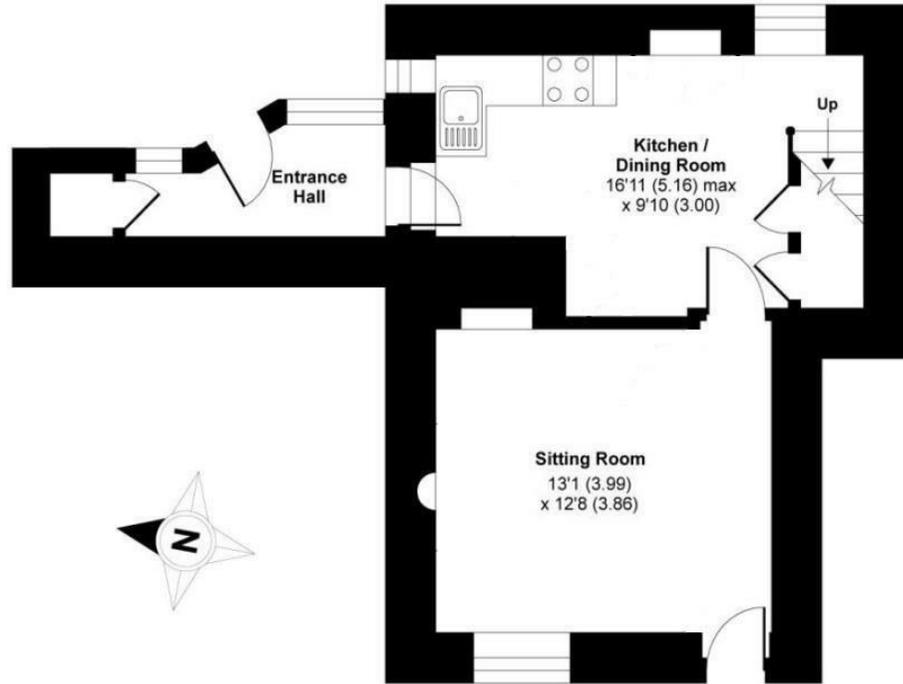
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

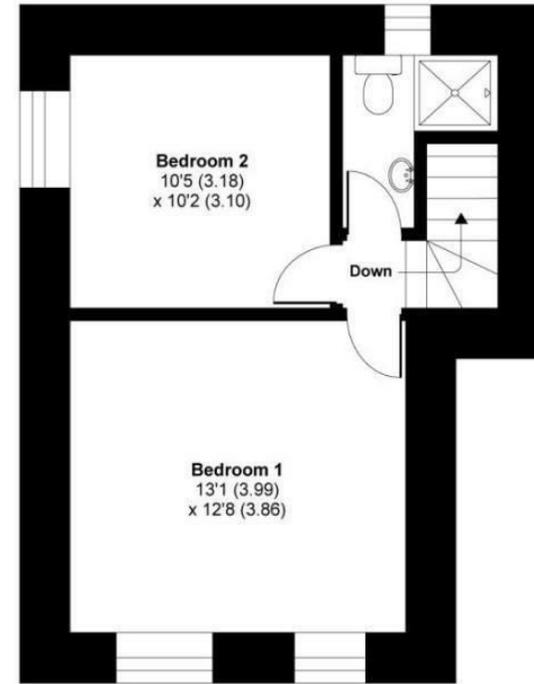
Proceeding down into Trevaunance Cove the property can be found on the right hand side of the road just before the Driftwood Spars.

Quay Road, St. Agnes, TR5

APPROX. GROSS INTERNAL FLOOR AREA 744 SQ FT 69.1 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
Not energy efficient - higher running costs	1-20 G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
Not environmentally friendly - higher CO ₂ emissions	1-20 G		
England & Wales		EU Directive 2002/91/EC	





PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS