



HAY COTTAGE

TREGONY, TRURO,
TR2 5TF

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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HAY COTTAGE

TREGONY TRURO TR2 5TF

STUNNING DETACHED NEARLY NEW HOUSE ENJOYING FAR
REACHING RURAL VIEWS

Architecturally designed and recently built to a very high standard and beautifully finished throughout.

Light, well proportioned accommodation over three floors and extending to approximately 2500 square feet.

Six bedrooms - three en suite, sitting room, lounge, kitchen/breakfast room, dining room, study, utility room, cloakroom and bathroom.
Air source heating. Double glazing.

Delightful enclosed south facing rear garden with level lawns, mature plants, shrubs and enjoying complete privacy and a sunny aspect.

Driveway parking for five cars. Detached garage. Summerhouse.

Within a very short drive of the south Cornish coast and sandy beaches at Portholland, Carne and Pendower.

Internal viewing essential. Freehold. EPC - B. Council Tax Band G.



GUIDE PRICE £945,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Hay Cottage is a substantial detached modern house located in a convenient position on the Roseland Peninsula between Tregony and Bessy Beneath and within a ten minute drive of sandy beaches at Pendower and Carne. Built to a very high standard and only recently completed, it really is a beautiful home that must be viewed internally to fully appreciate. The house is extremely spacious with light, well proportioned rooms that enjoy views over the gardens and from the front fabulous countryside views. The accommodation is perfect for modern day living and will appeal to the whole market including families and couples wanting space for visitors. The accommodation includes six double bedrooms, three have ensuite shower rooms. The vendors currently use a first floor bedroom as an additional sitting room. The ground floor includes a spacious hallway, sitting room, lounge, kitchen/breakfast room, dining room, utility and cloakroom. The house is extremely well insulated with air source heating and underfloor heating on the ground floor with traditional radiators on the first floor and electric heaters on the second floor. It has an excellent EPC rating. Outside are private enclosed south facing gardens that back onto fields with large lawn and many mature shrubs and plants. The front garden includes a further level lawn enclosed within a dense hedge and beyond this is a productive vegetable garden. A tarmac drive has parking for three cars and access into the detached garage. A five bar wooden gate opens into the enclosed garden where an additional gravel drive provides further parking for three cars. An internal viewing is essential.

LOCATION

Tregony is a thriving village sometimes referred to as "the gateway to the Roseland" about seven miles from Truro, with local facilities including general store, post office, public house, churches, 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. Hay Cottage is ideally situated for riding, sailing and other water sports 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 at Truro and St. Austell and a local bus will stop outside the property.

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

ENTRANCE HALL

Stairs leading to the first floor with storage cupboard below. Two windows to front. Composite entrance door. Deep airing cupboard housing unvented hot water cylinder, underfloor heating manifolds and slatted shelves.

CLOAKROOM

Low level W.C, vanity wash hand basin, tiled floor, extractor fan, spotlights.

SITTING ROOM

4.25m x 4.50m (13'11" x 14'9")

A well proportioned room with window to front enjoying far reaching rural views. Deep feature fireplace with solid oak mantle surround, tiled hearth and wood burning stove. Television point. Three wall lights. Shelved storage cupboard.



LOUNGE

4.40m x 3.65m (14'5" x 11'11")

A light, well proportioned room with deep inglenook fireplace with oak lintel and surround, tiled hearth and wood burning stove. Window to front enjoying views.

KITCHEN/BREAKFAST ROOM

5.50m x 3.50m (18'0" x 11'5")

Excellent range of base and eye level kitchen units. One and half bowl sink with single drainer and mixer tap over. Wood effect worktops with matching splashbacks. Double electric oven with ceramic hob and stainless steel hood

over and tiled splashback, integral dishwasher. Two double display cupboards. American style fridge/freezer included in sale. Spotlights. Window overlooking the rear garden, part glazed door opening to garden. Doors to dining room and:

UTILITY ROOM

3.5m x 1.75m (11'5" x 5'8")

One and a half bowl ceramic sink with single drainer and mixer tap over. Space and plumbing for washing machine and space for tumble dryer. Window overlooking the rear garden. Partly glazed door leading to outside. Extractor fan, spotlights, tiled floor.

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DINING ROOM

5.00m x 3.00m (16'4" x 9'10")

Window overlooking the rear garden. Spotlights.

FIRST FLOOR

LANDING

Large Velux affording plenty of natural light into the stairs and landing. Window to front enjoying fabulous views over the surrounding countryside. Radiator. Built in storage cupboard.

BEDROOM ONE

4.40m x 3.65m (14'5" x 11'11")

Window to front enjoying the wonderful views. Radiator. Two wall lights, spotlights. Double doors opening to:

EN SUITE

Modern white suite with low level w.c, vanity sink unit and double shower. Heated towel rail, tiled floor, spotlights. Mirror above basin, with light and shaving point.

BEDROOM TWO

4.40m x 4.25m (14'5" x 13'11")

A light twin aspect room with windows to front and side enjoying views. Two radiators. Currently used as a first floor sitting room.

BATHROOM

A good sized family bathroom with modern white suite, including low level w.c, panel bath, vanity sink unit and double shower. Window overlooking the rear garden. Extractor fan, spotlights, heated towel rail, tiled floor with underfloor heating.

BEDROOM THREE

5.00m x 3.25m (16'4" x 10'7")

Window overlooking the rear garden and countryside beyond, two radiators, television point.

BEDROOM FOUR

3.50m x 3.00m (11'5" x 9'10")

Currently used as a study. Window overlooking the rear garden, radiator.

SECOND FLOOR

LANDING. Window overlooking the rear garden. Plenty of space for a desk if required.

BEDROOM FIVE

4.00m x 4.00m (13'1" x 13'1")

Window overlooking the rear garden. Radiator, spotlights. Door to:

EN SUITE

White suite with low level w.c, vanity wash hand basin with mirror over. Double shower cubicle. Tiled floor, heated towel rail. Extractor fan, spotlights.



BEDROOM SIX

4.00m x 3.50m (13'1" x 11'5")

Window overlooking the rear garden. Television point. Radiator. Spotlights. Door to:

EN SUITE

A white suite with low level w.c, vanity sink unit with tiled splashback and mirror above. Double shower cubicle. Spotlights, extractor fan, heated towel rail.

OUTSIDE

Hay Cottage is surrounded by fabulous mature gardens and adjoins open countryside on three sides. The rear garden enjoys complete privacy and a sunny south facing aspect. It is extremely safe for children and pets with large, level lawn enclosed within natural hedge boundaries with deep well stocked flower beds. There is an insulated GARDEN STUDIO 13' x 8' of timber construction with west facing bay window to take advantage of the views over the countryside. Light and power is connected. The front garden includes a level lawn that runs along the length of the cottage and a path leads to the front door. At the far end is a productive vegetable garden with raised beds and greenhouse. A tarmac drive provides parking for three cars and a five bar wooden gate opens onto a further gravel driveway with additional parking for three cars.

DETACHED GARAGE

5.49m x 3.66m (18' x 12')

Pitched roof. Up and over garage door and rear pedestrian door. Light and power connected.

SERVICES

Mains electric and water. Private drainage. Air source heat pump for heating and hot water. Underfloor heating on the ground floor, traditional radiators on the first floor.

N.B

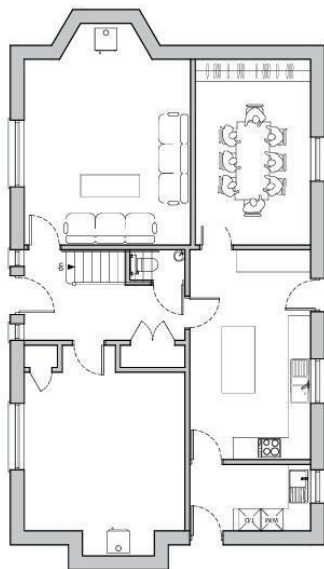
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

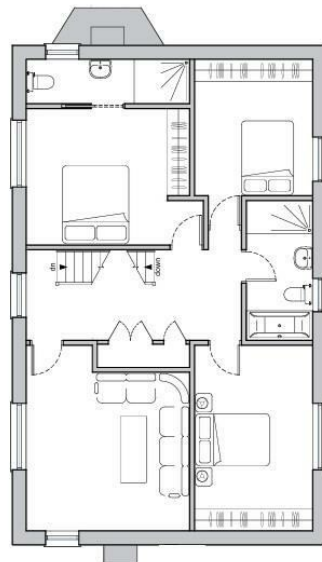
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

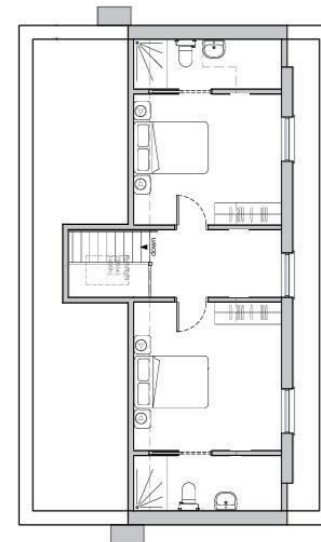
From Tregony bridge proceed along the A3078 road towards St. Mawes. Hay Cottage will be easily identified on the left hand side after approximately one mile.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92 plus A	98
81-91 B	85
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
92 plus A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-10 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC





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