



Field Cottage



## Field Cottage

*An immaculate, deceptively spacious and sympathetically extended five-bedroom character cottage plus a one bedroom detached converted piggy, capturing beautiful sea and countryside views, situated in a conveniently located coastal hamlet within good sized surrounding gardens.*

### Accommodation Summary

**Total Internal Floor Area:** 3055.34 sq ft (283.85 sq m).

**Ground Floor** (1730.84 sq.ft. (160.80 sq.m.)

Including garage and store rooms). Entrance Porch, Entrance Hall, Sitting Room / Snug, The Old Lounge, Living Room, Dining Room, Kitchen, Inner Hall, Shower / Wet Room, Utility Room, and Boot Room.

**First Floor** (952.18 sq.ft (88.46 sq.m.))

Main Landing, Principal Bedroom with En-Suite Dressing Room and En-Suite Shower Room, Four Further Bedrooms, and Family Bathroom.

**The Pigsty** (307.52 sq.ft (28.57 sq.m.))

Entrance Porch, Hallway (with Utility area), Open Plan Living Room and Kitchen (with wood burner), Bedroom, and Shower Room.

**Outbuildings**

Connecting Double Garage and two Connecting Store Rooms (one with plumbing in situ to convert into a shower room and w/c). Workshop (64.8 sq.ft. (6.02 sq.m.)).

**The Gardens** (circa 0.41 of an acre plot)

Gated Entrance Drive and Parking Forecourt. Orchard. Walled Fore Garden. Paved Garden for the Pigsty. Surrounding South and West Facing Gardens, bordered by fence and Cornish wall, mainly laid to lawn with mature shrubs dispersed. An L-Shaped Pillared Canopy to Sun Terraces, ideal for alfresco dining and enjoyment.





## Description

Available for the first time on the market in 21 years, this superbly presented and attractive character residence, with relatively private surrounding gardens, is located in a quiet hamlet in an Area of Outstanding Natural Beauty. The property is situated near a bus stop and within three quarters of a mile of the untouched fishing village of Portloe, the South West Coastal Path and around 3 miles to the mile-long sandy beaches of Carne and Pendower. Equally, this comfortable ready to move into home is conveniently located for daily amenities and excellent secondary and primary schools. Initial outside impressions do not depict the wealth of light and airy and spacious family sized accommodation found within. Our clients, over the years, have invested a great deal of time and money sympathetically extending the cottage with a focus of still retaining a wealth of its original character yet maximising the beautiful and panoramic coastal and country views. The colourful and beautifully landscaped mature gardens and canopied terraces allow the 'outside within' as well as capture the morning and all-day sunshine to enjoying glorious sunsets to the west.

## The Pigsty

Our clients currently earn an income by holiday letting the property via 'airbnb', but this single storey detached character dwelling can be long term let or simply used for hobbies. It could be utilised as a work from home office, for overflow accommodation for visiting family or friends, or as a home for dependent relatives. The property can even be sold off separately too.

## Summary

This unique, beautifully presented and adaptable character property is the perfect holiday retreat. Equally, Field Cottage ideally suits the retiring, family or multi-generational lifestyle change buyer looking for a permanent coastal home where daily amenities, beautiful coastal walks and beaches as well as excellent private or public schools are nearby. An internal inspection of this rare opportunity is strongly advised.



















The Pigsty







## Location Summary

(Distances and times are approximate)

Bus Stop: 85 yards (No. 51 to Portloe, Veryan, Tregony and St Austell (No. 50 bus connections to St Mawes and Truro)). Portloe: 0.5 miles. South West Coastal Path: 0.7 miles. Veryan: 1.5 miles. Bessy Beneath Filling Station and Convenience Store: 1.8 miles. Carne Beach: 3 miles. Tregony: 3.5 miles King Harry Ferry: 8 miles. Truro: 10 miles. St Mawes: 10 miles. St Austell: 11 miles (London Paddington 4.5 hours by direct train). Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional and European destinations).

## Treviskey

Treviskey is located on the Roseland Peninsula, locally known as “The Jewel in Cornwall's Crown” which is nominated as an Area of Outstanding Natural Beauty with safe sailing waters. It comprises a hamlet of traditional properties on a rural road leading down towards Portloe, about half a mile distant, which is a very attractive, protected and unspoilt fishing village. Treviskey has a regular bus service to Tregony, Truro, St Mawes, Veryan and St Austell, whilst Portloe has a fine hotel, a public house and a church. The village of Veryan is approximately 1.5 miles, and provides an excellent primary school, Church, mini-market / post office, tennis club and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 3.5 miles away respectively. Tregony is home to the Ofsted rated “outstanding” Roseland Academy as well as an excellent primary school. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is approximately 3 miles away.

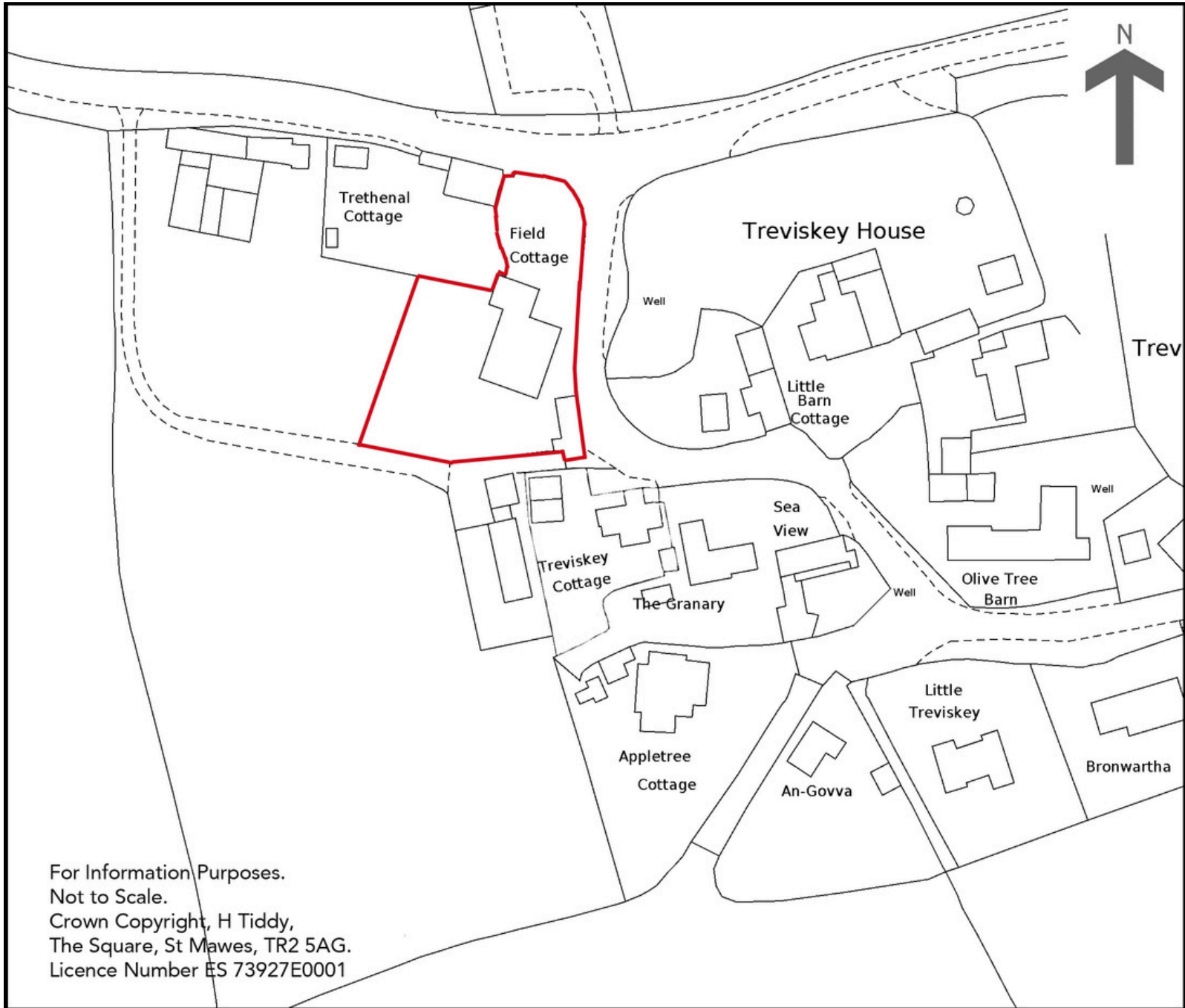
## Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

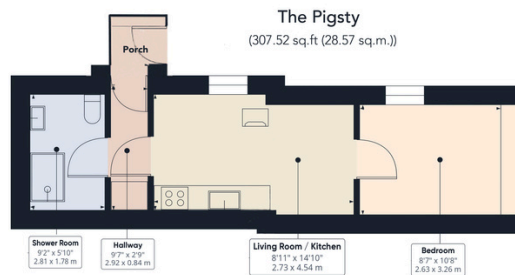
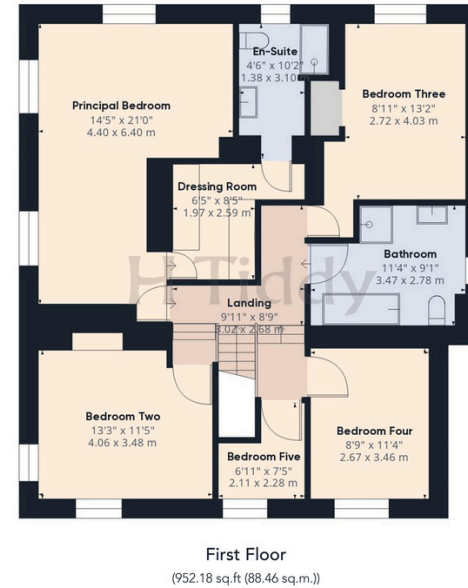






For Information Purposes.  
Not to Scale.  
Crown Copyright, H Tiddy,  
The Square, St Mawes, TR2 5AG.  
Licence Number ES 73927E0001





Approximate total area<sup>(1)</sup>  
3055.34 ft<sup>2</sup>  
283.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## General Information

**Services and Specifications:** Mains water, electricity and private drainage. Oil fired central heating and Aga. Wood burner. Double glazed windows and doors.

**Energy Performance Certificate Rating:** D for Field Cottage and D for The Pigsty.

**Council Tax Band:** E for Field Cottage and A for The Pigsty.

**Ofcom Mobile Area Coverage Rating:** Likely for Vodaphone and O2, Ok for EE and Three.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 72 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL195282.

**Furnishings, Contents and Effects:** With the exception of personal belongings, the interior designed furnishings and effects in The Pigsty are available by separate negotiation.

**Viewing:** Strictly by appointment with H Tiddy.

## Field Cottage

Treviskey  
Portloe  
Truro  
Cornwall  
TR2 5PN

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk

## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

General Data Protection Regulations: 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 office in St Mawes.

