



2 Thatched Cottages

H Tiddy

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A beautiful grade II listed thatched cottage in a peaceful, quiet location within the Roseland. Excellent size gardens, off road parking, rolling countryside views and in excellent order throughout.



Accommodation Summary

Internal Floor Area: 981 sq ft (91 sq m).

Ground Floor

Living Room, Kitchen, Shower Room, Separate WC.

First Floor

Two Bedrooms, Family Bathroom.

Outside

Parking, Large Garden.



Description

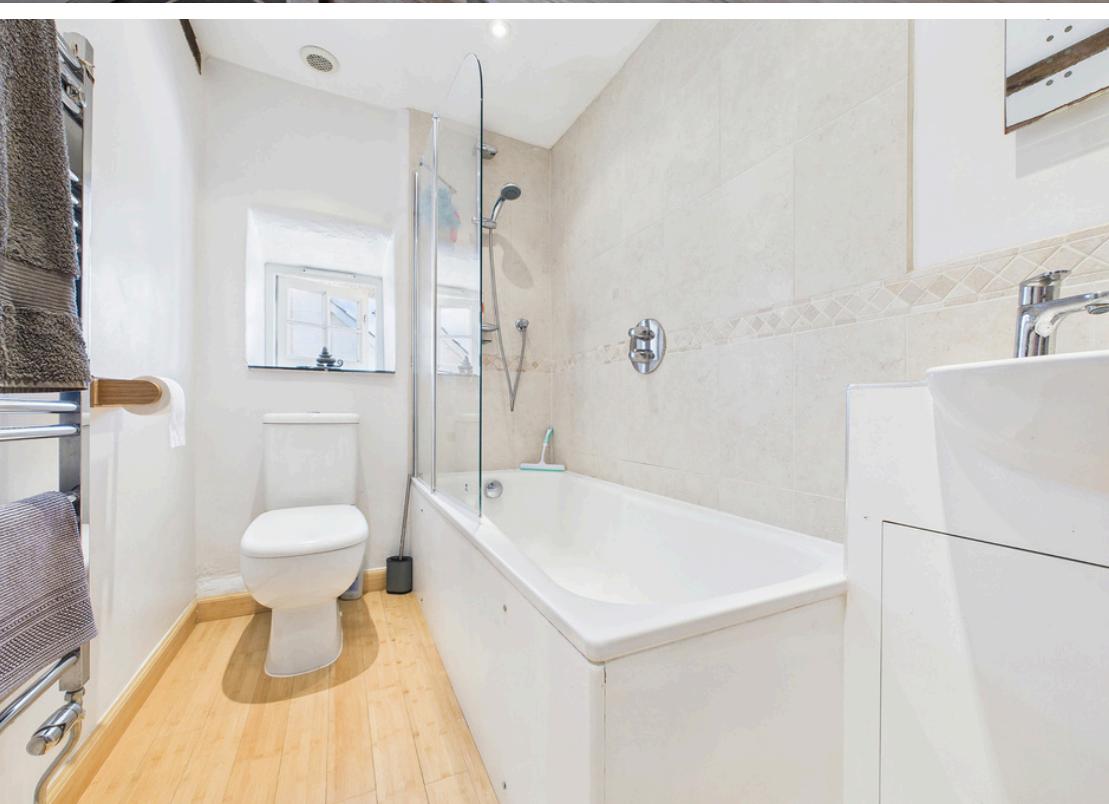
Situated in the peaceful and quiet hamlet of Treworthal, this Grade II Listed thatched cottage offers a wealth of character and is in excellent order throughout with lots of charm and an attractive and aesthetic look.

From the road a driveway leads past number 1 to the front gardens and parking area and then via a pedestrian gate around the side of the cottage to the rear level and well-maintained good size gardens, mainly laid to lawn. Ideal for the keen gardener, for pets and children to play, they overlook the countryside and fields behind.

The front door opens into an excellent size living room with traditional fireplace and beamed ceiling. It also has a lovely bay window overlooking the colourful front gardens. Stairs rise to the first floor and a door leads into the kitchen. Overlooking the gardens, this is fitted with country style wall and floor units with carefully crafted work surfaces over. Off the kitchen is a small lobby with shower room and separate wc. A stable type door leads to the outside.

Upstairs the cottage offers two double bedrooms both of which are of excellent size with beautiful rolling country views. The main bedroom in particular has two deep window seats to enjoy these views from. There is also a family bathroom with panelled bath with shower over, vanity basin and WC.





Outside

Outside offers off road parking to the front with a mixture of mature colourful plants and fruit tree. There is a wide side access with further plants and shrubs and an attractive seating area leading on around to the rear of the cottage with storage space. An enclosed path with shrub borders leads to a further large and very attractive garden area with open country views over the fields. There is a good size storage shed.

Summary

Overall, a beautiful chocolate-box style character gem in the Roseland Peninsula, an Area of Outstanding Beauty, ready to be enjoyed.





Location Summary

(Distances and times are approximate)

Pendower Beach: 1.5 miles. The Roseland Inn, Philleigh: 1.2 miles. Portscatho: 3.5 miles. King Harry Ferry: 3.2 miles. Tregony: 5.5 miles. St Mawes: 6 miles. Truro: 14 miles by road or 8 miles via car ferry. Falmouth: 24 miles by car ferry. Cornwall Airport Newquay: 22 miles with regular flights to London and other regional UK airports. St Austell: 13.5 miles with London Paddington 4.5 hours by direct rail.

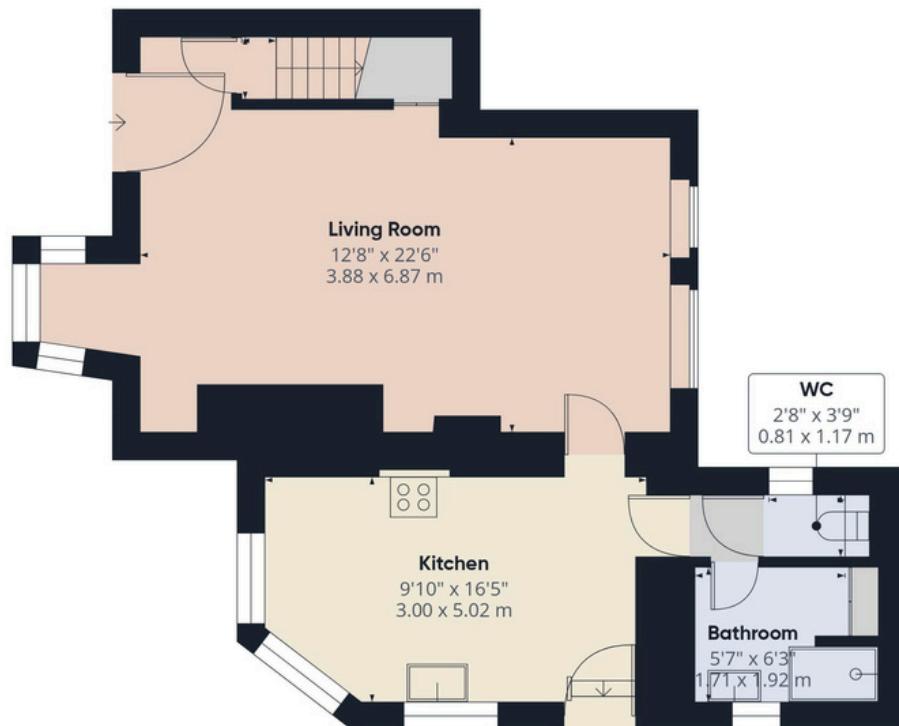
Treworthal

Treworthal is a pretty and unspoilt rural hamlet, located centrally in the Roseland Peninsula, an area of outstanding natural beauty, with many beautiful walks on the doorstep. Around 1.5 miles distant is the stunning coastline including several sandy beaches and boatyards. There are popular primary schools in the nearby villages of Gerrans, Veryan, St Mawes and Tregony, which also has an Ofsted rated 'excellent' secondary school. Treworthal is near the village of Philleigh with its Parish church and the well-known 'Roseland Inn' pub. Just over 3 miles away is the King Harry Ferry, which provides convenient access to Falmouth and the south-west of the county. Other nearby scenic attractions include the nature reserve at the salttings at Ruan Lanhorne.

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 in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.





Approximate total area⁽¹⁾

901 ft²
83.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Information

Services: Mains water, electricity and private drainage. Oil fired central heating. Telephone and television points.

Energy Performance Certificate Rating: E

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: EE - good. Vodafone, O2 and 3 – variable.

FTTC Superfast Broadband available: Superfast -76 Mbps. Standard - 21 Mbps.

GOV.UK Long Term Flood Risks: Surface water – very low. Rivers and sea – very low.

Tenure: Freehold

Land Registry Title Number: CL309119.

Viewing: Strictly by appointment with H Tiddy.

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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'.

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