



Haven Cottage

Haven Cottage

This brand-new semi-detached cottage-style property is beautifully designed, offering spacious three-bedroom accommodation. This lovely new home features convenient parking and a private garden to the rear, ideal for outdoor relaxation. With breathtaking views across the adjoining farmland, it provides a peaceful and idyllic countryside setting. Perfect for those seeking a blend of modern living with rural tranquillity, this property offers the best of both worlds in a serene and scenic environment.



Accommodation Summary

Gross Internal Floor Area: 1,085.43 sq ft (100.84 sq m).

Ground Floor

Covered Porch, Entrance Hall, Open Plan Living Dining Kitchen, Utility Room, WC, Plant Room.

First Floor

Landing, Bedroom 1 with En Suite Shower Room, 2 further Bedrooms, Bathroom with Separate Walk-In Shower.

Outside

Parking and Gravelled Area to Front and Side. Lawn and Patio to Rear.



Introduction

Nestled in the ever-popular village of St Just in Roseland, Haven Cottage sits on a level plot and offers well-proportioned accommodation, featuring three bedrooms and two bath / shower rooms. This home boasts easily maintained level gardens to the rear and convenient parking to the front.

Designed with modern living in mind, it is equipped with air source heat pumps that provide underfloor heating on both the ground and first floors, double glazing, and solar panels for enhanced energy efficiency. The exterior is striking, with rendered front elevations complemented by Ocean Celtic Rustic Slate on the lower section. Elegant silver granite quoins accent the front corners, while door and window lintels are topped with matching granite. Slate cills complete the windows, adding to the overall aesthetic appeal of the property.

Description

This enticing newly built house offers convenient access to a range of local amenities, including a nearby bus stop, the picturesque waterside church, a charming café, and a boatyard. Additionally, the property is ideally located near scenic country walks, allowing residents to enjoy both convenience and the natural beauty of the area.

Designed with easy living in mind, the home features an open-plan living, dining, and kitchen area, complete with fitted appliances and sleek laminated flooring, creating a modern and seamless space for everyday living. A utility room provides ample space for both a washing machine and tumble dryer, with practical slate tile effect laminate flooring for durability. For added convenience, the property also includes a downstairs WC.

On the first floor, you will find three generously sized bedrooms, all with sleek laminate flooring and offering stunning views of the surrounding farmland to the rear. The primary bedroom is a highlight, featuring a spacious en suite shower room with high-quality fittings for added luxury. The well-appointed family bathroom includes both a bath and a separate walk-in shower, complete with slate tile effect laminate flooring, blending style and comfort for a modern finish.







Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes: 175 yards. St Just Church and Cafe: 0.4 miles. St Just (Pasco's) Boatyard: 0.6 miles. St Mawes village centre: 1.9 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3.1 miles. Pendower Beach: 4 miles. Truro (via ferry): 8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

Fine Dining Restaurants

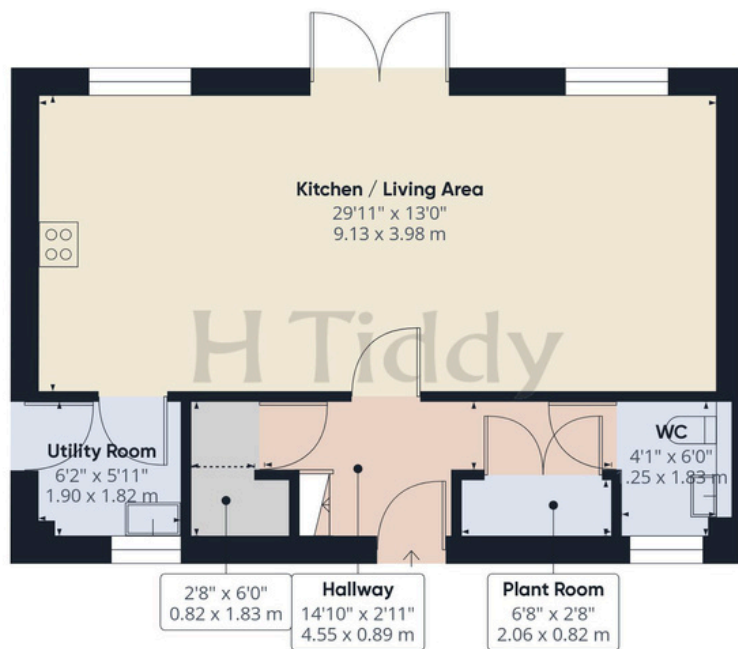
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach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

Cornwall

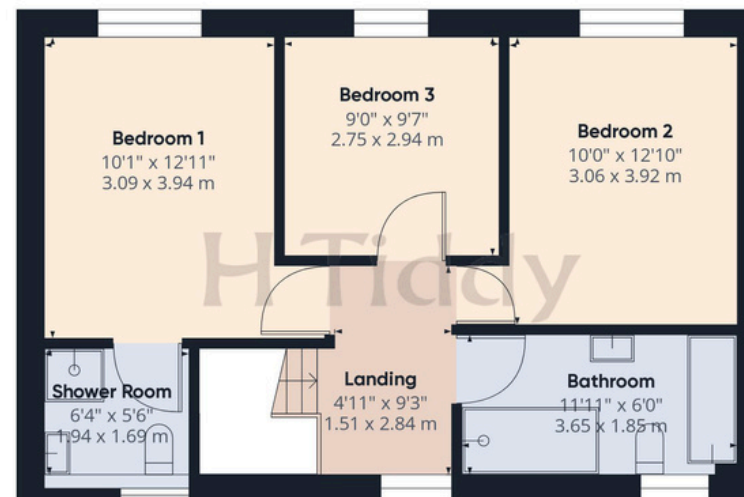
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1085.43 ft²

100.84 m²

Reduced headroom

12.38 ft²

1.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE 360

General Information

Services and Specifications: Mains water and electricity. Private drainage. Under floor heating via air source heat pump. Double glazed windows and doors. Solar panels (owned outright with feed in tariff) built within the slate tiles on the back / South side of the roof with a 3 phase 5kW Fox hybrid inverter in the plant room with an 8.64kWh Fox battery connected to the system. System for recycling rainwater with the roof water going into a tank at the front that is then pumped into the property connecting the upstairs WCs, washing machine and outside taps (back up supply from mains). Electrical car charging point.

Energy Performance Certificate Rating: A

Council Tax Band: D

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 49 - 76 Mbps; Standard 24 Mbps.

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

Tenure: Freehold.

Land Registry Title Number: CL344224.

Viewing: Strictly by appointment with H Tiddy.

Haven Cottage

St. Just in Roseland
Truro
Cornwall
TR2 5HY



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.

The logo for H Tiddy, featuring the text 'H Tiddy' in white on a dark red rectangular background.