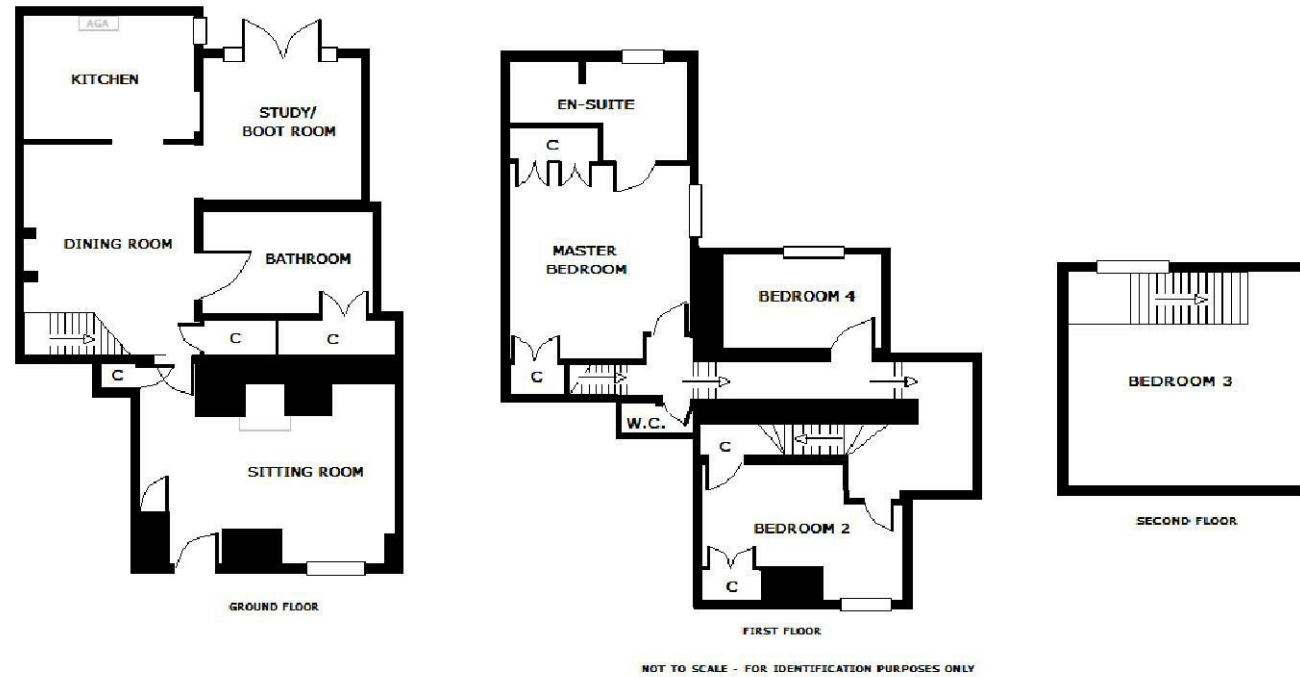


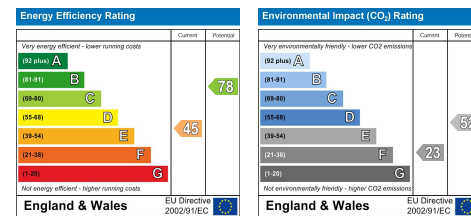
TREGONY



KEY FEATURES

- Four Bedrooms (Master En-Suite)
- Study/Boot Room
- Sitting Room
- South Facing Gardens
- Dining Room
- Fully Insulated Garden Room
- Kitchen
- Former Garage
- Bathroom & W.C.
- Parking at the Rear

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



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LOTTIE COTTAGE, 4 FORE STREET, TREGONY, TRURO, TR2 5RN

CHARMING FOUR BEDROOM COTTAGE

Very deceptive accommodation - much larger than first anticipated having been extended substantially at the rear to offer spacious, four bedroom family size accommodation which is beautifully presented. Sitting room, dining room, kitchen, study/boot room, bathroom, four bedrooms (master en-suite) and first floor w.c. Wonderful south facing gardens with fully insulated garden room and a former garage now utilised as a stable and tack room. Parking at the rear. EPC - E

GUIDE PRICE £395,000

GENERAL COMMENTS

Lottie Cottage is a charming cottage situated in the very heart of the village of Tregony, oozing character. The accommodation is hugely deceptive, it is much larger than first anticipated from its single fronted facade and so an internal viewing is encouraged to fully appreciate the size of the accommodation on offer. Over the years the property has been extended substantially at the rear to offer spacious, four bedroom family size accommodation which is beautifully presented throughout. The ground floor comprises; sitting room with wood burning stove, dining room open plan to the kitchen, study/boot room and a family bathroom whilst to the first floor are three bedrooms (the master with an en-suite bathroom) and a w.c. and a fourth bedroom occupies the second floor. There are wonderful, south facing gardens at the rear with a fully insulated garden room and a former garage now utilised as a stable and tack room. There is parking in a courtyard shared with an immediate neighbour.

TREGONY

Tregony is a thriving community with a good range of village facilities including general store, post office, public house, restaurant, Church, primary and secondary schools and a wide range of social activities. The village is easily accessible to the whole area of the Roseland Peninsula which is recognised as being an Area of Outstanding Natural Beauty and subsequently a much sought after residential area. The city of Truro is approximately eight miles distant and St. Austell slightly further.

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

GROUND FLOOR

SITTING ROOM

15'1" x 13'11" (4.60m x 4.24m)

Solid wood entrance door to front. Laminate wood effect flooring and beamed ceiling. Focusing to a multi-fuel burner inset to fireplace with timber lintel over and shelves in recess to one side of the chimney breast. Multi paned window to front with window seat below, electric radiator, t.v. and telephone points, electric meter cupboard and four uplighters. Coat cupboard. Steps up and door to:-

LOBBY

Deep cupboard with light. Laminate wood effect flooring and opening into:-

DINING ROOM

16'2" x 12'8" (4.93m x 3.86m)

With wooden flooring and open beamed ceiling. Stairs to first floor, natural light tunnel and fireplace (not currently in use) with slate hearth and timber lintel over. Range of cupboards along one wall matching the kitchen units. Door to bathroom, opening into the study/boot room and timber framed opening into:-

KITCHEN

12'8" x 7'8" (3.86m x 2.34m)

Slate flooring. Fitted with a matching range of base and eye levels units and drawers including display units with solid wood worktops over, tiled splashbacks and with Belfast sink and enamel drainer inset. Aga (for domestic hot water and powering one radiator). Space and plumbing for dishwasher and for undercounter fridge. Hotpoint electric oven and Bosch induction hob. Spotlights. Window to side with deep sill and window opening into:-

STUDY/BOOT ROOM

9'11" x 9' (3.02m x 2.74m)

Wooden flooring. French doors to rear with matching windows to either side, two veluxes and high level obscured window to side. Fitted dresser unit with integral wine storage.

BATHROOM

Tiled floors and part tiled walls with painted timber clad ceiling. Fully tiled shower cubicle with glazed door, panel bath, low level w.c. and bowl sink set onto floating timber and tiled stand. Three uplighters, recessed mirrors with lighting, shaver point and ladder rack radiator. Space and plumbing for washing machine set into under stairs cupboard.

FIRST FLOOR

Landing with natural light tunnel and several steps up and down in the centre. Doors to all rooms.

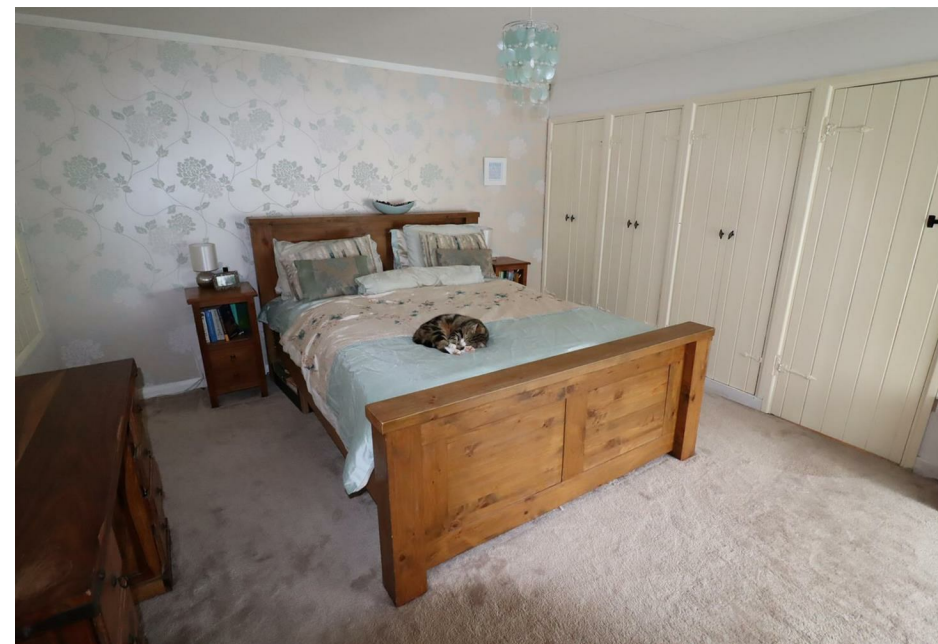
MASTER BEDROOM

14'2" x 12'2" (4.32m x 3.71m)

Deep cupboard over stairs with light. Night storage heater, window to side, loft access, triple fitted wardrobes and door to:-

EN-SUITE

A white suite comprising corner bath with shower attachment, low level w.c., bidet and vanity wash hand basin with cupboard below. Window to rear with blind, electric towel heater and radiator (powered by the Aga), spotlights, shaver point and timber clad ceiling. (Please note that this room is currently being refitted).



BEDROOM 2

13' x 10'4" (3.96m x 3.15m)

Multi paned window to front with window seat below, exposed timber lintel, fitted double wardrobe and further deep storage cupboard with arched door. Night storage heater.

BEDROOM 4

13'2" x 7'2" (4.01m x 2.18m)

Window to rear and loft access.

W.C.

Low level w.c. and wall mounted wash hand basin with Triton electric water heater over. Shelving.

SECOND FLOOR

A sliding door from the first floor landing opens to a flight of stairs leading up to:-

BEDROOM 3

12'2" x 11'5" (3.71m x 3.48m)

Window to rear, exposed roof trusses and night storage heater.

OUTSIDE

The gardens lie to the rear of the property and are very private and sunny, enjoying a southerly aspect. Immediately outside the door from the study/boot room is a paved patio with flower bed borders and the oil tank is well screened. A pedestrian gate leads beyond this patio out onto a tarmac courtyard. Please note: this courtyard space is owned jointly between numbers 3 and 4 Fore Street with access given through an archway off of Fore Street. Numbers 2 and 5 Fore Street have a vehicular right of way over this area to access their parking, but it is understood that these properties rarely exercise their right.

The shared courtyard gives access to parking space for several vehicles and to the timber outbuilding which comprises a stable, tack room and fully insulated garden room. This is a substantial building with a natural slate roof.

FORMER GARAGE/STABLE

11'3" x 7'8" (3.43m x 2.34m)

Light and rear window looking out into the garden. Stable doors to front and covered entrance with courtesy light.

TACK ROOM

6'4" x 3'9" (1.93m x 1.14m)

Light and power connected. Range of shelving and single rug drying rack. Half wall height to one side with opening looking into the stable.

A covered pathway forming part of the outbuilding leads out into the rear garden with spotlight courtesy lights, large wood store and also door into the:-

GARDEN ROOM

15' x 12' max (4.57m x 3.66m max)

A fully insulated room with velux roof light and French doors with full height windows to either side looking out at the garden. Esse wood burning stove set onto slate hearth and surround.

THE GARDENS

A shingled area sits immediately behind the garden room and here there is a fire pit to one side with ample space for sitting out and a little further beyond is a small pond. Deep flower beds border a pathway leading to the lawned garden which enjoys privacy and a southerly aspect.

SERVICES

Mains water, electricity and drainage. Oil fired Aga for hot water and for one radiator.

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

Proceed into the village up Tregony Hill and Lottie Cottage can be found on the right hand side a short distance after the village square.

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.

