



Sunnyside

H Tiddy

## Sunnyside

*A well-presented light and airy three bedroom detached bungalow, with previous planning permission for a detached double garage and annexe, set in approximately one third of an acre of surrounding gardens, with beautiful views over the surrounding countryside towards Gerrans.*

### Accommodation Summary

**Gross Internal Floor Area:** 971 sq ft (90 sq m).

#### Inside

Pillared and Canopied Entrance, Reception Hall, Kitchen/ Dining Room, Sitting Room, Inner Hall, 3 Bedrooms, Bathroom.

#### Outside

Circa One Third of an Acre Surrounding Gardens. Parking Facilities.

Past Planning Permission for a Two Storey Detached Garage and Self-Contained Annexe plus Utility and Shower Room.



## Introduction

Located in an Area of Outstanding Natural Beauty on The Roseland Peninsula, this light and airy non estate detached bungalow was originally built in the early 1970's and has been well cared for by the current family owners. Offering ready to move in to accommodation which has been modernised over the years, the property has double glazed windows and doors and is warmed by an oil-fired central heating system as well as a log burner in the sitting room to add cosiness for the winter months. The relatively level gardens are a particular benefit and are mainly laid to lawn. Off the Kitchen Dining Room is a sun terrace ideal for alfresco dining and barbeques. To one side is a hot tub (available by separate negotiation). For the keen gardener, a greenhouse and shed exist. There are parking facilities for a number of vehicles plus a boat or motor home.



## Summary

This individual home has the potential for extension (subject to any necessary planning consents). Past planning permission was granted for the erection of a double detached garage with a Utility Room and Shower Room connected plus a Lobby to provide self-contained access for a first-floor annexe comprising one bedroom, shower room, Living Room, Kitchenette and a Balcony. Suited towards the family and retiring buyer, either as a permanent or holiday retreat, a viewing of this comfortable home is highly recommended.







Sunset at St Just in Roseland



St Just in Roseland Creek

## Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes (via Probus, Tregony and Portscatho): 25 yards. St Just Church and Cafe: 0.4 mile. St Just in Roseland Church: 0.7 mile. St Mawes Village Centre: 2 miles. Pendower Beach: 4 miles. King Harry Ferry: 2.5 miles. Truro: 7 miles by car ferry, 15 miles by road. St Austell: 16 miles (London Paddington approx. 4.5 hours by direct train). Falmouth: 12 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay: 26 miles (regular flights to London, UK regional airports and European destinations).

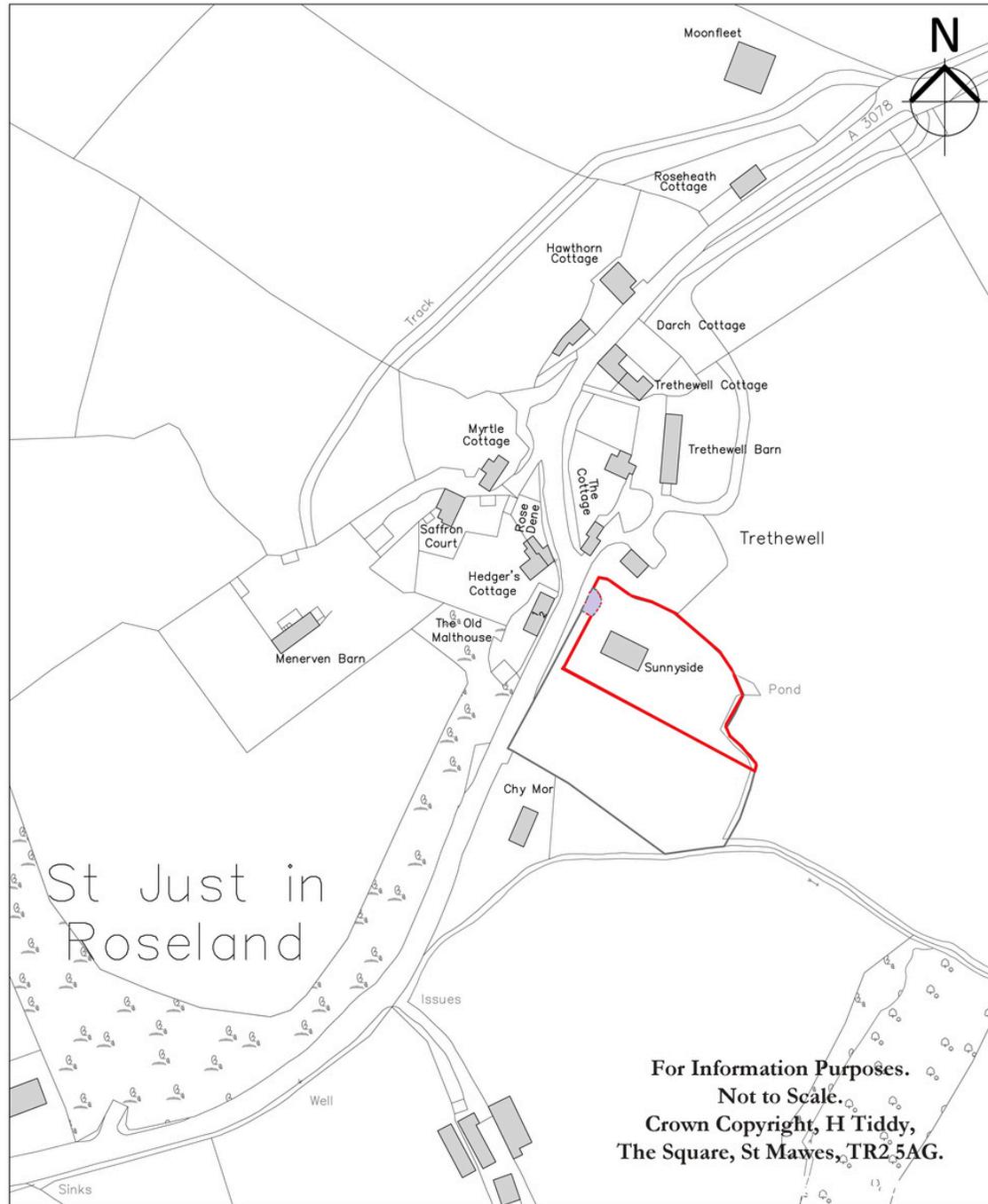
## St Just in Roseland

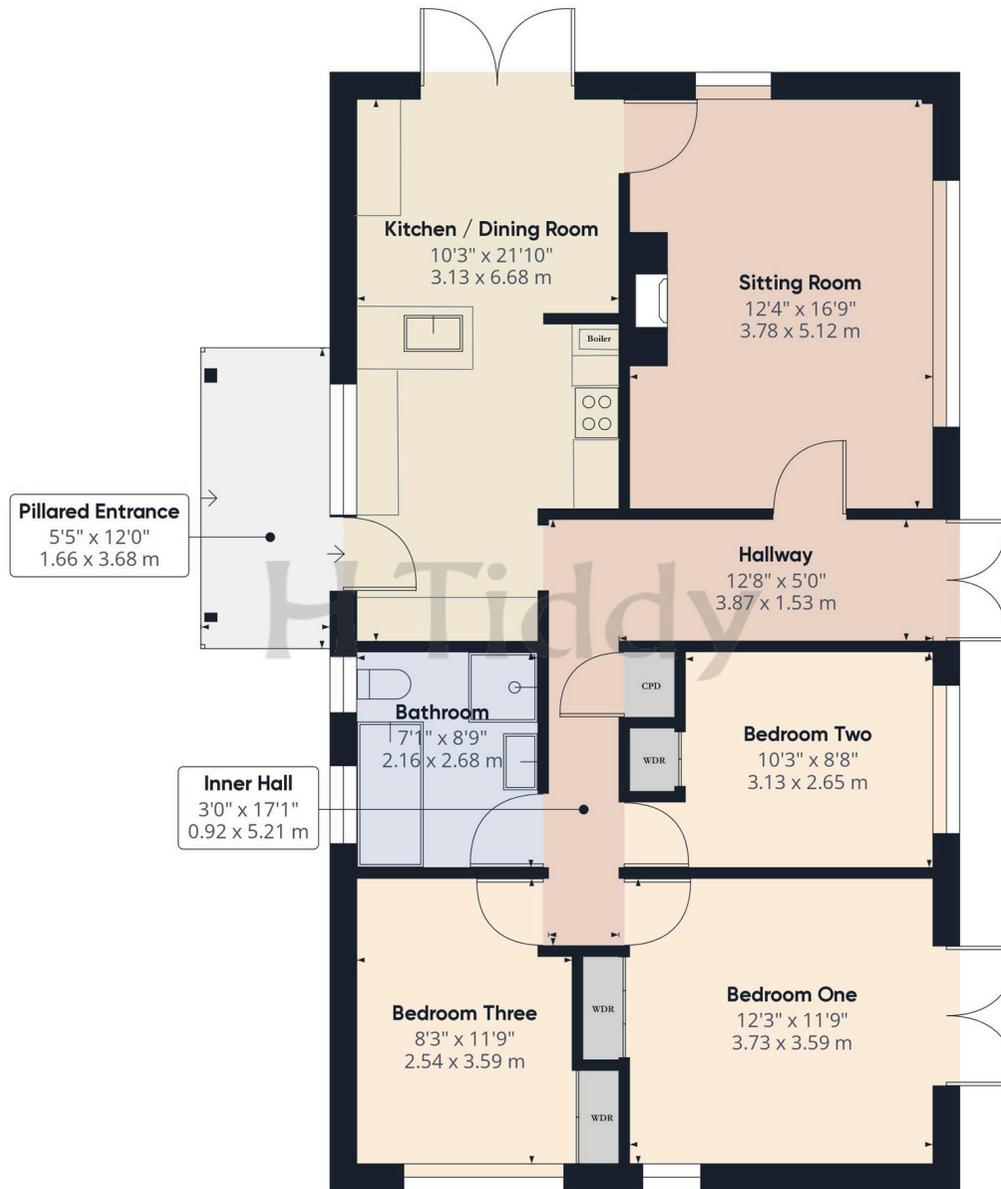
St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merges into the fine sailing waters of Carrick Roads and Falmouth Bay.

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.





**Approximate total area<sup>(1)</sup>**  
971.39 ft<sup>2</sup>  
90.25 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.

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## General Information

**Services and Specifications:** Mains water, electricity and private septic tank drainage. Television satellite points. Oil fired central heating to radiators. Double glazed windows and doors. Calor gas for the cooker.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

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

**Broadband:** Superfast FTTC Broadband available. Openreach predicted max download speeds: Superfast 46 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL295555 (The sellers are retaining half the gardens to build a detached house as per planning application number PA22/06491).

**Relevant Planning Permission:** PA21/00537 (Two Storey Garage and Annexe)

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

## Sunnyside

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## H Tiddy Estate Agents

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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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