



## **TREWINCE MANOR COTTAGE, NR PORTSCATHO, TR2 5ET**

### Accommodation

Ground Floor: Front Porch, Living Room, Snug / Bedroom 4, Kitchen / Diner, Family Bathroom, Separate WC.

First Floor: Three Bedrooms – All With En Suite Facilities.

Outside: Off Road Parking, Garden Area, Walled Courtyard off Kitchen.

Guide Price **£725,000**

Ref 2578

Viewing only by appointment with H Tiddy

A rare opportunity to purchase a fully renovated stunning three / four-bedroom Grade II listed Georgian character cottage sitting within beautiful grounds with coastal and sea views. Trewince Manor Cottage is a striking property with ample parking and garden within a mature setting at Trewince Manor, an estate of 26 acres. The National Trust owned headland of St Anthony is on the doorstep with its renowned lighthouse and beaches.

Trewince Manor Cottage is full of character and history probably consisting of two separate cottages in the past. The ground floor comprises a good-sized half glazed entrance porch with front door leading into the spacious lounge with an original range cooker, clome oven, slate floor and beamed ceiling. Stairs lead to the first floor. From the lounge an inner hallway, with a cloak-room and downstairs bathroom off, leads into the kitchen which has an Aga and flagstone floor, an open beam ceiling, exposed stone and brick walls and also a well under the floor (glass panel in floor). From here is a door out to the enclosed walled courtyard. From the opposite end of the lounge, steps lead down to the snug / bedroom 4 which again has a flagstone floor and beamed ceiling. There is an attractive arched wooden door to the garden. A second staircase leads to the first floor.

The first floor consists of three bedrooms, all with en suite facilities. Bedroom one, the owner informs us was once a gun room and also a chapel, is accessed via the staircase from the snug. It has a lovely open vaulted ceiling. It also has an arched wooden door leading to some steps to the garden. This end of the property, the snug and bedroom en suite, have potential to be used as an annexe or accommodation for a teenager / relative. Bedrooms two and three are accessed from the staircase off the lounge. They have attractive vaulted ceilings, exposed walls and wood panelling.

There is a five-bar gate, beside which are two parking spaces, leading into the gravelled driveway. To the front of the cottage is a level lawned area with a surrounding fence and also trees, plants and shrubs.

Trewince Manor Cottage has been carefully updated and renovated to a high specification over the years, very much in keeping with the original character of the cottage and is in excellent order throughout. It has been used as a holiday letting property which new owners could continue.

### **Location Summary – distances and times are approximate)**

Truro – 10 miles by car ferry. Portscatho – 1 mile. St Mawes – 5 miles. Newquay Airport – 29 miles, flights to Gatwick (70 minutes) and Manchester (80 minutes). St Austell – 16 miles (London Paddington 4 hours by rail).

### **Trewince**

Trewince is a 26-acre estate with a listed Georgian manor house which is currently being renovated. Sitting in this acreage are many attractive detached holiday lodges. The grounds are communal and there is a leisure suite with pool, gym and cafe as well as the right to use the quay, slipway and moorings. (The leisure suite and moorings are subject to charges). It is situated in a designated Area of Outstanding Natural Beauty in the highly regarded and sought-after National Trust owned St Anthony Peninsula, known to many for its delightful sandy beaches, coastal walks, lighthouse, and nearby excellent sailing waters.

### **Portscatho & Gerrans**

The villages of Gerrans and Portscatho offer a range of shops for day-to-day requirements, a Post Office, Church, Doctors surgery, two pubs, social club, squash club and primary school. There are art galleries and excellent cafes and restaurants namely The Boathouse, The Hidden Hut and a Michelin star restaurant at The Driftwood in nearby Rosevine. The exclusive coastal village of St Mawes is around 5 miles away by car, or from March to September, there is a passenger ferry from Place, which is around a 2 mile walk from Trewince. St Mawes has a regular all year-round passenger ferry service to Falmouth

### **Cornwall**

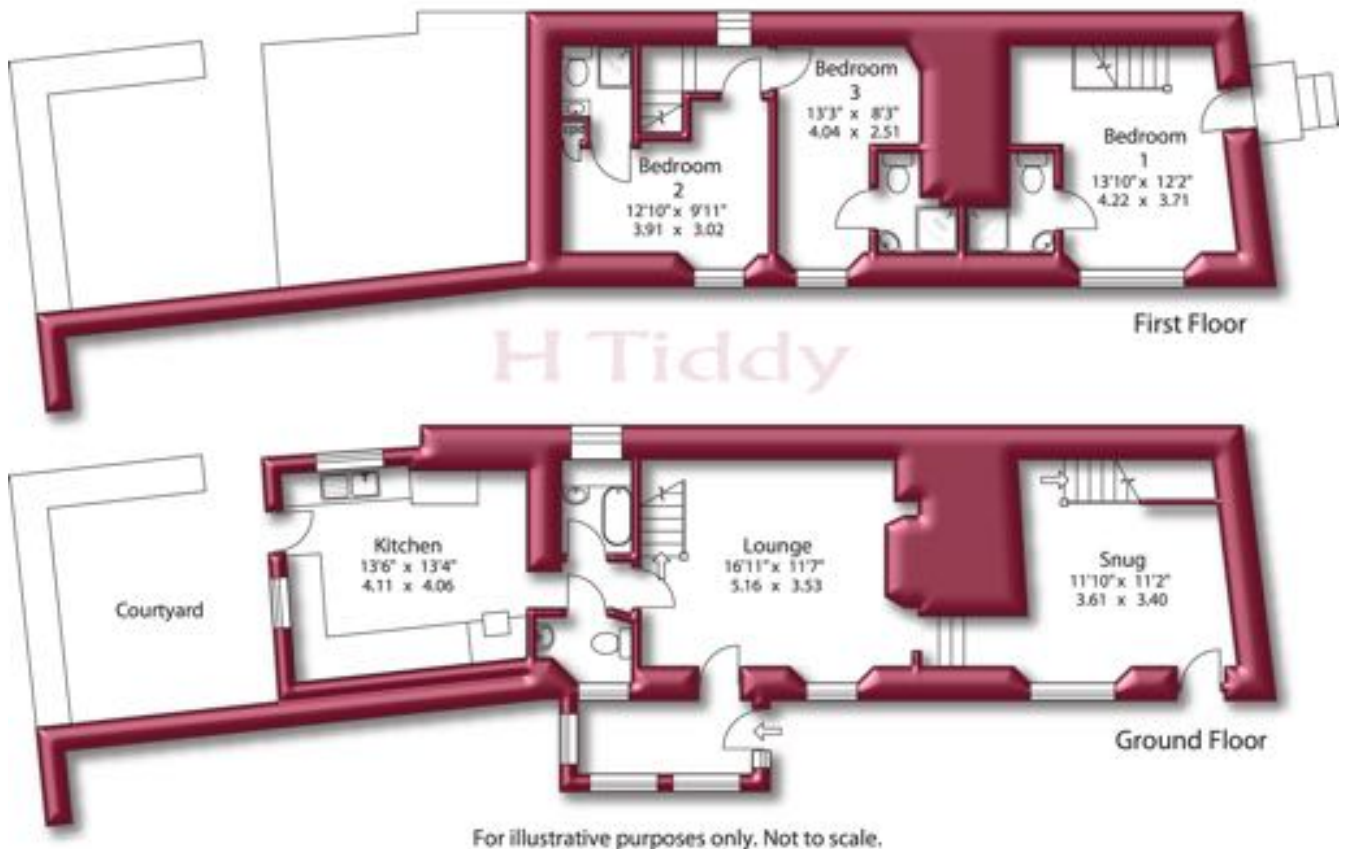
In a wider context, Cornwall has been enjoying a renaissance, especially post Brexit. It offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Olly Pierrepont at the Driftwood, Rosevine.







Approx Gross Internal Floor Area = 1159 Sq. Feet  
= 107.44 Sq. Metres



## General Information

### Services

Mains water, electricity and private drainage (via service charge with the Manor). Oil fired central heating. Television points. Broadband (service charge via Trewince Holiday Estate. Current owners pay a service charge to Trewince Holiday Estate for use of the facilities (leisure suite etc) for the holiday guests. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating F.

Council Tax- Business Rated.

### 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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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