



Martyns

H Tiddy

## Martyns

*This charming bungalow, situated in the highly desirable Veryan Green, offers a delightful blend of comfort and convenience. The property features two generously sized double bedrooms, perfect for those retiring buyers looking to downsize, or as a bolthole in this popular Roseland village. The property benefits from a good sized fully enclosed rear garden, as well as gated driveway parking for several vehicles and a detached single garage.*



## Accommodation Summary

**Gross Internal Floor Area:** 799 sq ft (74 sq m).

### Internally

Living Room, Kitchen, Utility Room with Shower & WC, Two Double Bedrooms, Family Bathroom.

### Externally

Front Garden laid to lawn, Gated Driveway Parking for several vehicles, Detached Single Garage, Generous Fully Enclosed Rear Garden.



## Martyns: Description

This spacious bungalow in the desirable Veryan Green offers a comfortable and convenient living experience. It features two double bedrooms, both with ample built in storage. The family bathroom is well-appointed with both a bath and separate shower unit, and an additional utility room includes a WC and shower, adding to the home's functionality.

The heart of the home is the expansive living room, which opens up to the garden through elegant patio doors, flooding the space with natural light and offering a seamless indoor-outdoor living experience. The kitchen, designed for both functionality and style, also has direct access to the garden, making it ideal for entertaining or enjoying a morning coffee amidst nature.

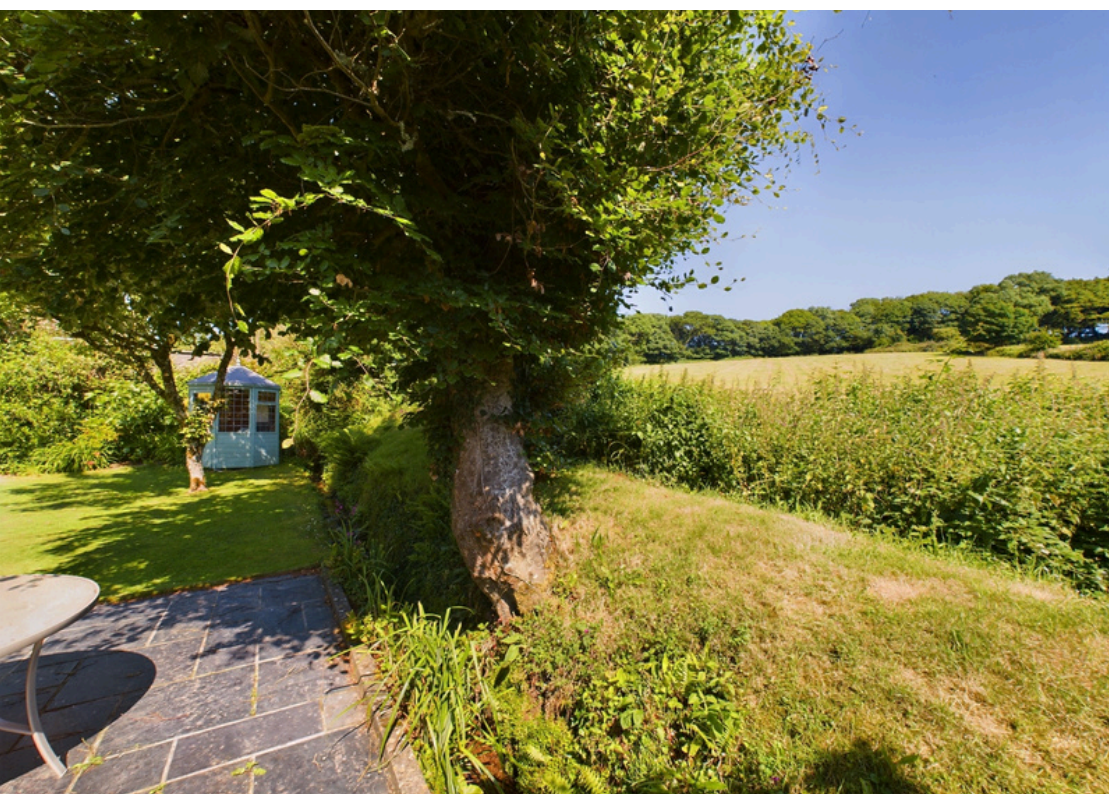
Outside, the property continues to impress. The fully enclosed, level garden is a private oasis, bordered by a picturesque stream on one side and offering fabulous views over the neighbouring fields behind. It's a perfect setting for gardening enthusiasts, children to play safely, or simply to unwind and enjoy the tranquillity of the surroundings.

The detached single garage provides secure storage, while the ample gated driveway offers plenty of parking space for multiple cars.

Location is a significant highlight of this bungalow. It is just a short walk to the amenities of Veryan, where you can find a local shop with Post Office counter, and a well regarded Public House. Additionally, the beautiful beaches of Carne and Pendower are within close proximity, offering stunning coastal scenery and recreational opportunities. The South West Coastal Path, renowned for its breathtaking views and excellent walking trails, is also nearby, making this home ideal for outdoor enthusiasts.

Overall, this property in Veryan Green is a perfect blend of rural charm and modern convenience, offering a peaceful lifestyle with easy access to essential amenities and some of Cornwall's most beautiful natural attractions. Martyns has the benefit of being sold with no onward chain.







## Location Summary

(Distances and times are approximate)

Veryan Village centre: 525 yards. Carne Beach: 1.6 miles. King Harry Ferry: 6 miles. Tregony: 4.5 miles. St Mawes: 8 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles. St Austell: 13 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 20.5 miles (regular daily flights to London).

## Veryan and Veryan Green

Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall and is a true village community with a post office/mini-market within a few minutes level walk of the property, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). There is a regular bus service from the village. It is also a conservation area and is approximately 2 miles from the unspoiled Pendower and Carne beaches. There are many lovely country walks in and around the village, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 12 miles away with excellent shopping facilities. The King Harry Ferry, approximately 4 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

## Historical Note

Veryan is most famous for its nineteenth century thatched Round Houses. There are five in all, two pairs of which stand at each end of the village and another in the centre. They were originally built by a missionary, named Reverend Jeremiah Trist, for his daughters. The present name of the village is a corruption of St Symphorian, the Parish saint, which in 1525 had become St Severian leading eventually to St Veryan. Close to Veryan is Carne Beacon, a Bronze Age grass covered barrow and reputedly the burial place of the legendary 6th century chieftain, Gereint of Dumnonia from whom the nearby village of Gerrans gets its name. Not far from there is Veryan Castle, a small Iron Age hill fort.

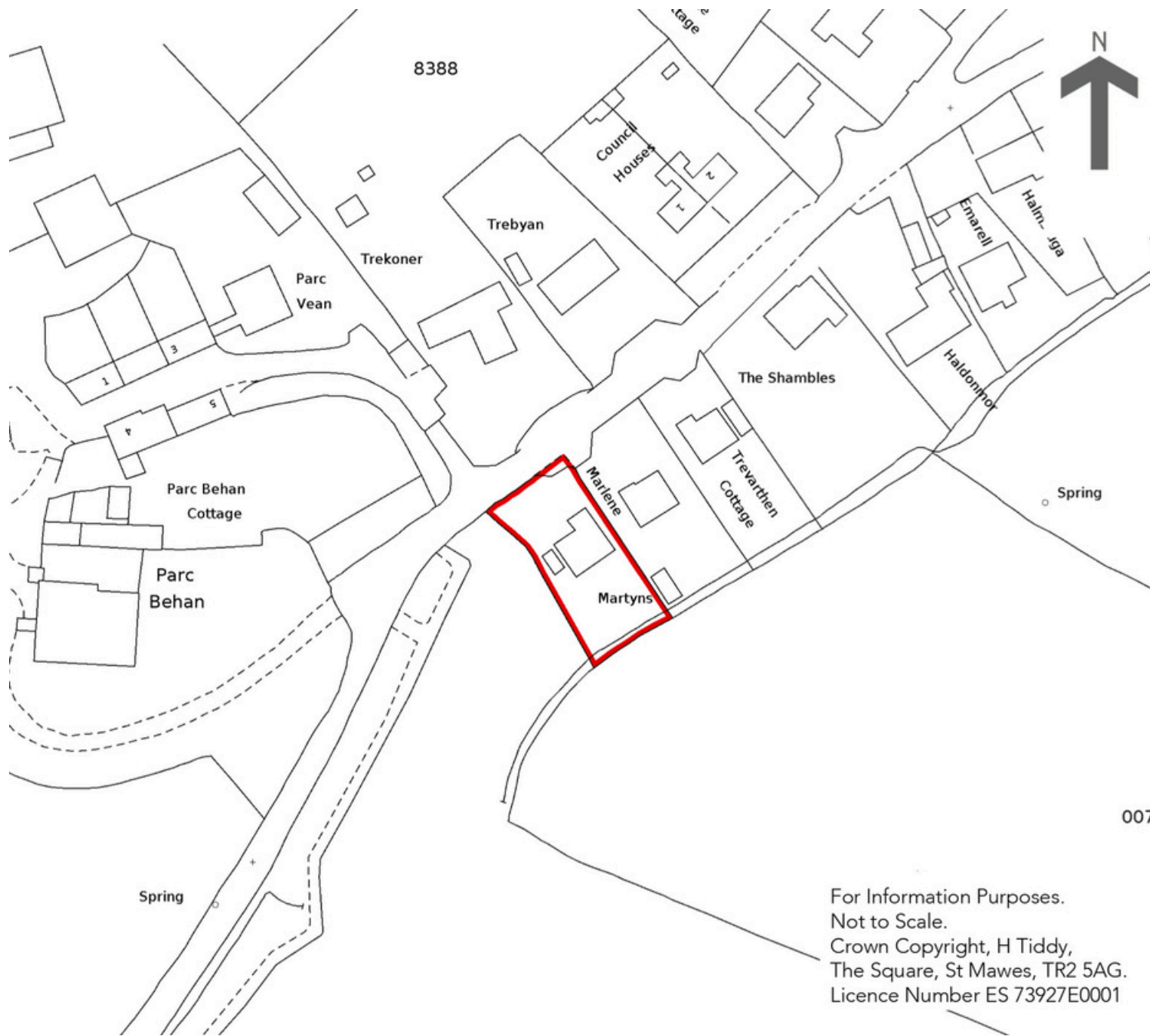
## Cornwall

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 offering connections to other UK regional airports and a number of European destinations.

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





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Not to Scale.  
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Approximate total area<sup>(1)</sup>

799.01 ft<sup>2</sup>

74.23 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.

GIRAFFE 360



## General Information

**Services and Specifications:** Mains water, electricity and drainage. Oil fired central heating. Television and Satellite Points.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** D

**Ofcom Mobile Area Coverage Rating:** Likely.

**FTTC Broadband available:** Openreach predicted max download speeds: Superfast 44 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL227943.

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

## Martyns

Veryan Green  
Cornwall  
TR2 5QE

## H Tiddy Estate Agents

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