



## **2 THATCHED COTTAGES, TREWORTHAL, NR RUAN HIGH LANES, TR2 5LR**

### Accommodation

Living Room, Kitchen, Shower Room, Separate WC.

Two Bedrooms, Family Bathroom.

Outside: Parking, Large Garden.

**£425,000**

Freehold

Viewing only by appointment with H Tiddy

Situated in the peaceful and quiet hamlet of Treworthal, this Grade II Listed thatched cottage offers a wealth of character and is in excellent order throughout with lots of charm and an attractive and aesthetic look.

From the road a driveway leads past number 1 to the front gardens and parking area and then via a pedestrian gate around the side of the cottage to the rear level and well-maintained good size gardens, mainly laid to lawn. Ideal for the keen gardener, for pets and children to play, they overlook the countryside and fields behind.

The front door opens into an excellent size living room with traditional fireplace and beamed ceiling. It also has a lovely bay window overlooking the colourful front gardens. Stairs rise to the first floor and a door leads into the kitchen. Overlooking the gardens, this is fitted with country style wall and floor units with carefully crafted work surfaces over. Off the kitchen is a small lobby with shower room and separate wc. A stable type door leads to the outside.

Upstairs the cottage offers two double bedrooms both of which are of excellent size with beautiful rolling country views. The main bedroom in particular has two deep window seats to enjoy these views from. There is also a family bathroom with panelled bath with shower over, vanity basin and wc.

Outside offers off road parking to the front with a mixture of mature colourful plants and fruit tree. There is a wide side access with further plants and shrubs and an attractive seating area leading on around to the rear of the cottage with storage space. An enclosed path with shrub borders leads to a further large and very attractive garden area with open country views over the fields. There is a good size storage shed.

Overall a beautiful chocolate-box style character gem in the Roseland Peninsula, an Area of Outstanding Beauty, ready to be enjoyed.



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

Pendower Beach: 1.5 miles. The Roseland Inn, Philleigh: 1.2 miles. Portscatho: 3.5 miles. King Harry Ferry: 3.2 miles. Tregony: 5.5 miles. St Mawes: 6 miles. Truro: 14 miles by road or 8 miles via car ferry. Falmouth: 24 miles by car ferry. Cornwall Airport Newquay: 22 miles with regular flights to London and other regional UK airports. St Austell: 13.5 miles with London Paddington 4.5 hours by direct rail.

#### **Location – Treworthal**

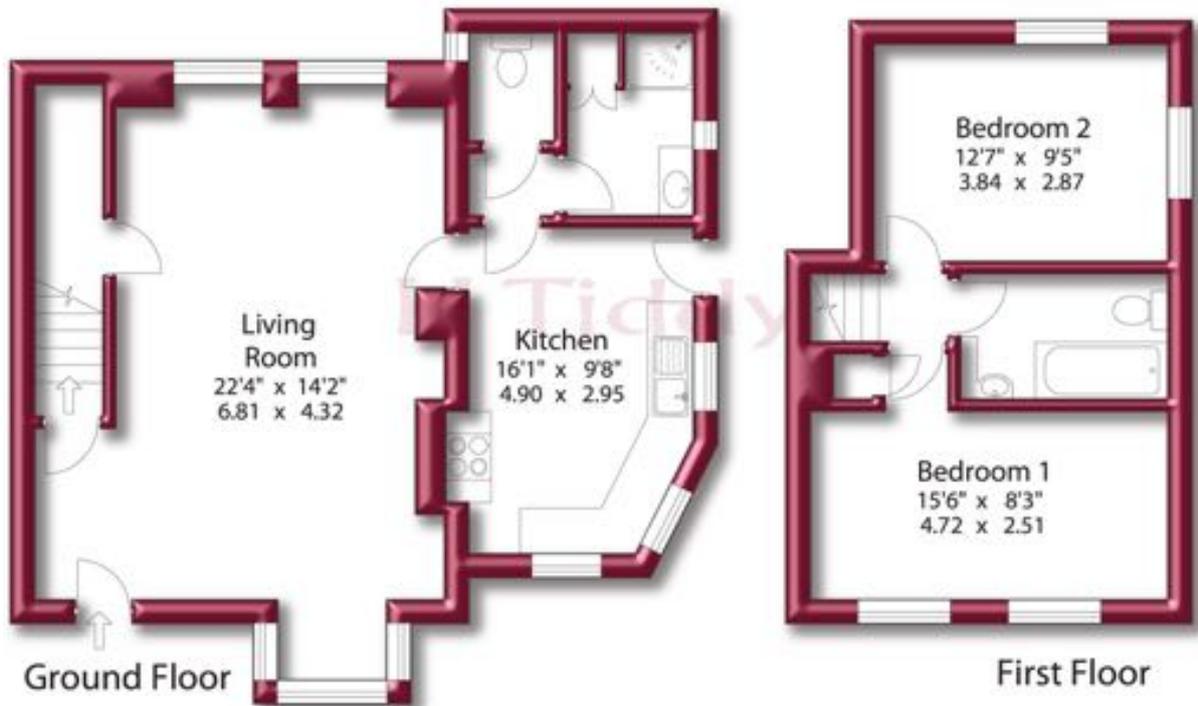
Treworthal is a pretty and unspoilt rural hamlet, located centrally in the Roseland Peninsula, an area of outstanding natural beauty, with many beautiful walks on the doorstep. Around 1.5 miles distant is the stunning coastline including a number of sandy beaches and boatyards. There are popular primary schools in the nearby villages of Gerrans, Veryan, St Mawes and Tregony, which also has an Ofsted rated 'excellent' secondary school. Treworthal is near the village of Philleigh with its Parish church and the well known 'Roseland Inn' pub. Just over 3 miles away is the King Harry Ferry, which provides convenient access to Falmouth and the south-west of the county. Other nearby scenic attractions include the nature reserve at the saltings at Ruan Laniorne.

Recently, Cornwall has been enjoying a renaissance. It offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate St Ives. 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 (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Paul Green at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 981 Sq. Feet  
= 91.1 Sq. Metres



For illustrative purposes only. Not to scale.  
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## General Information

### Services

Mains water, electricity and private drainage. Oil fired central heating. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating E.

Council tax band D.

### 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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