



Horseshoe Cottage

Horseshoe Cottage

Step inside this quaint terraced house in the heart of Pentewan village. This charming and cosy cottage features a double bedroom with en-suite shower room, and an open plan kitchen living room. The layout maximises space efficiency without compromising on comfort, making it perfect for individuals or couples looking for a cosy home by the sea.



Accommodation Summary

Gross Internal Floor Area: 351.55 sq ft (32.66 sq m)

Ground Floor

Open Plan Kitchen Living Dining Room.

First Floor

Double Bedroom, En-Suite Shower Room.

Outside

Front Courtyard Garden, Off Road Parking, Detached Elevated Garden



Description

Tucked away and located in the quiet village of Pentewan, this one-bedroom cottage with driveway parking and a small outside seating area offers an ideal lock up and leave property or for a first-time buyer. But the real gem of this property is the detached elevated garden, just a short walk away from the property, offering stunning sea views that will take your breath away.

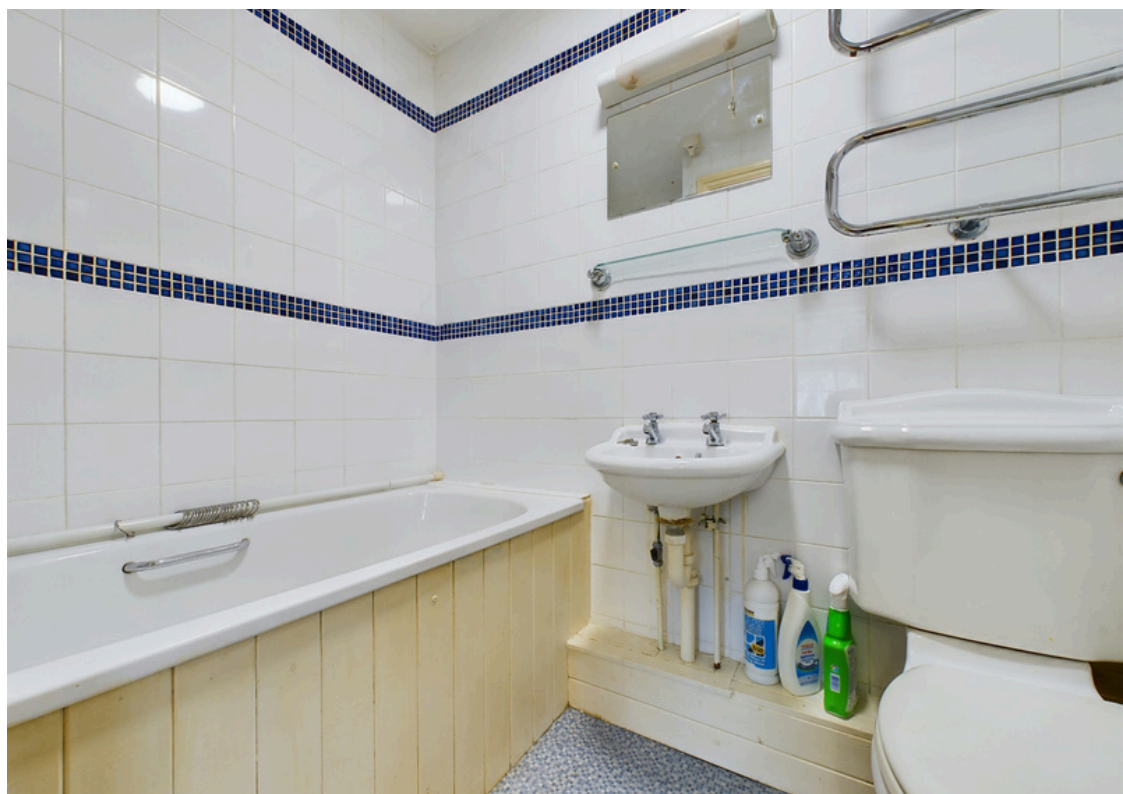
The front door opens into a cosy, perfectly formed entrance hall with a door leading to the open plan kitchen living room, as well as stairs rising to the first floor.

On the first floor is the well-proportioned double bedroom, with built in wardrobe, an alcove for dressing table or chest of drawers, and an en-suite shower room.

Pentewan itself is a quintessential Cornish village with its charming pub, quaint cafes, scenic cycle trails, and easy access to the South West Coast Path - all just steps from your doorstep, and for those who enjoy watersports, the property is ideally located just 350 yards from the beach.

Whether you're seeking a tranquil retreat, a lucrative investment opportunity, or a seaside sanctuary to call home, this cottage ticks all the boxes.







Location Summary

(Distances and times are approximate)

Pentewan Beach: 350 yards. Mevagissey: 2.2 miles. Heligan Gardens: 3 miles. St Austell: 4.4 miles with London Paddington 4 hours by rail. St Mawes: 18 miles. Truro: 16 miles. Cornwall Airport Newquay: 19.7 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). Plymouth: 41.5 miles. Exeter: 78.5 miles.

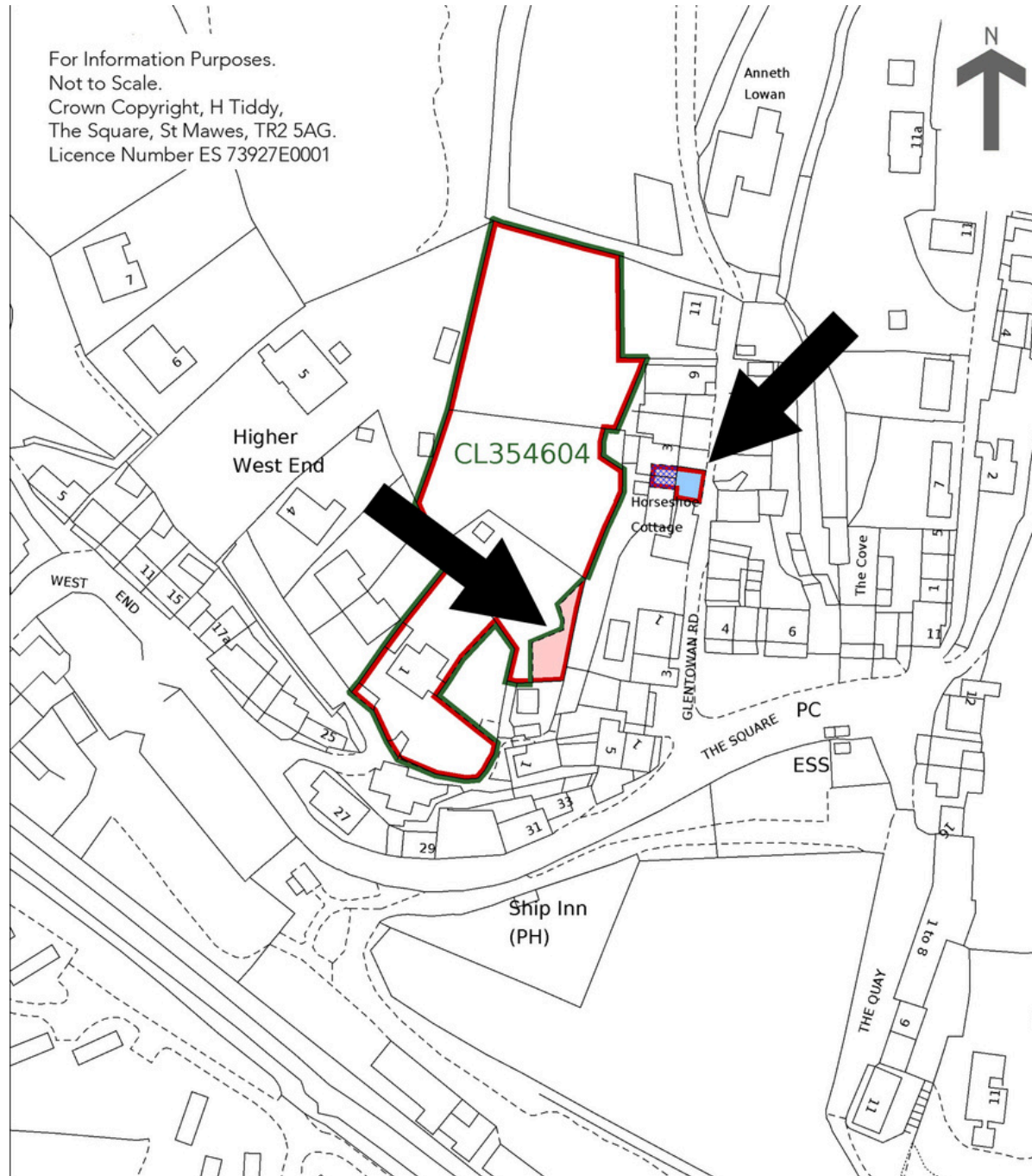
Pentewan

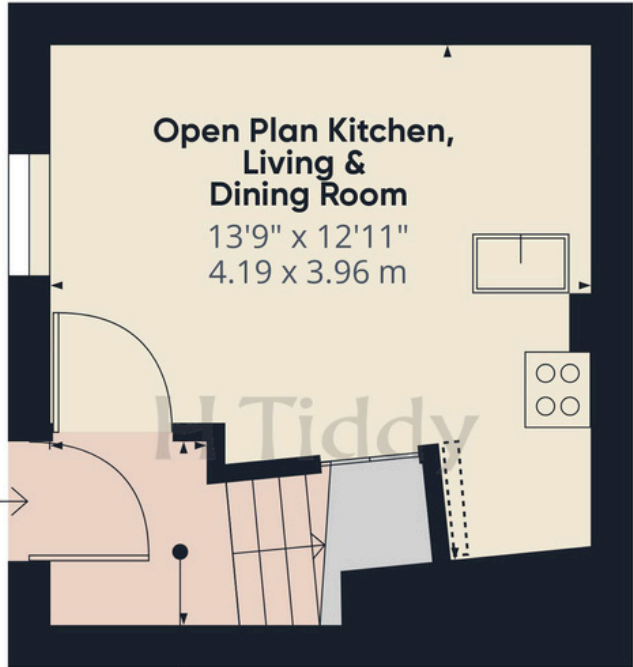
Pentewan is a picturesque coastal village, standing at the mouth of the St Austell River formally known as the Tewan. For those keen on watersports, there is safe bathing from Pentewan Beach, plus water skiing, wind and kite surfing, surfing and dinghy sailing. There is an active sailing club. The village has Conservation Area status plus Heritage Coast and Area of Outstanding Natural Beauty designation. It is located approximately 3 miles from the famous Lost Gardens of Heligan, 2 miles from the old fishing village of Mevagissey and approximately 4.5 miles from the town of St Austell which has a good range of businesses, educational and shopping facilities, together with a main-line station (London approximately 4 hours), 2 senior schools and a Recreational Centre / Swimming Pool. The Cathedral City of Truro is approximately 16 miles. The whole area is perfect for those who enjoy walking, with the village being situated on the Cornwall South Coast Path, and country walks also close at hand up the river valley. Alternatively, there is bicycle hire facilities with access to the Pentewan Valley cycle trail.

Cornwall

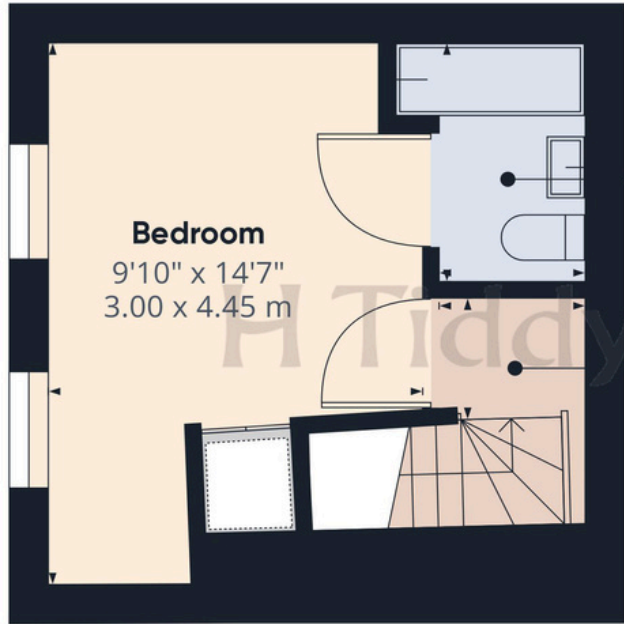
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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 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, and Stuart Shaw at the Idle Rocks, St Mawes.

For Information Purposes.
Not to Scale.
Crown Copyright, H Tiddy,
The Square, St Mawes, TR2 5AG.
Licence Number ES 73927E0001





Ground Floor



Floor 1

Approximate total area⁽¹⁾

351.55 ft²
32.66 m²

Reduced headroom

1.32 ft²
0.12 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Horseshoe Cottage

Glentowan Road
Pentewan
Cornwall
PL26 6DB

General Information

Services and Specifications: Mains water, electricity, drainage. Electric Storage Heaters. Double Glazed Windows.

Energy Performance Certificate Rating: D

Council Tax Band: A

Ofcom Mobile Area Coverage Rating: Limited.

FTTP Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 5 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL34836.

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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'.

General Data Protection Regulations: 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 office in St Mawes.



H Tiddy