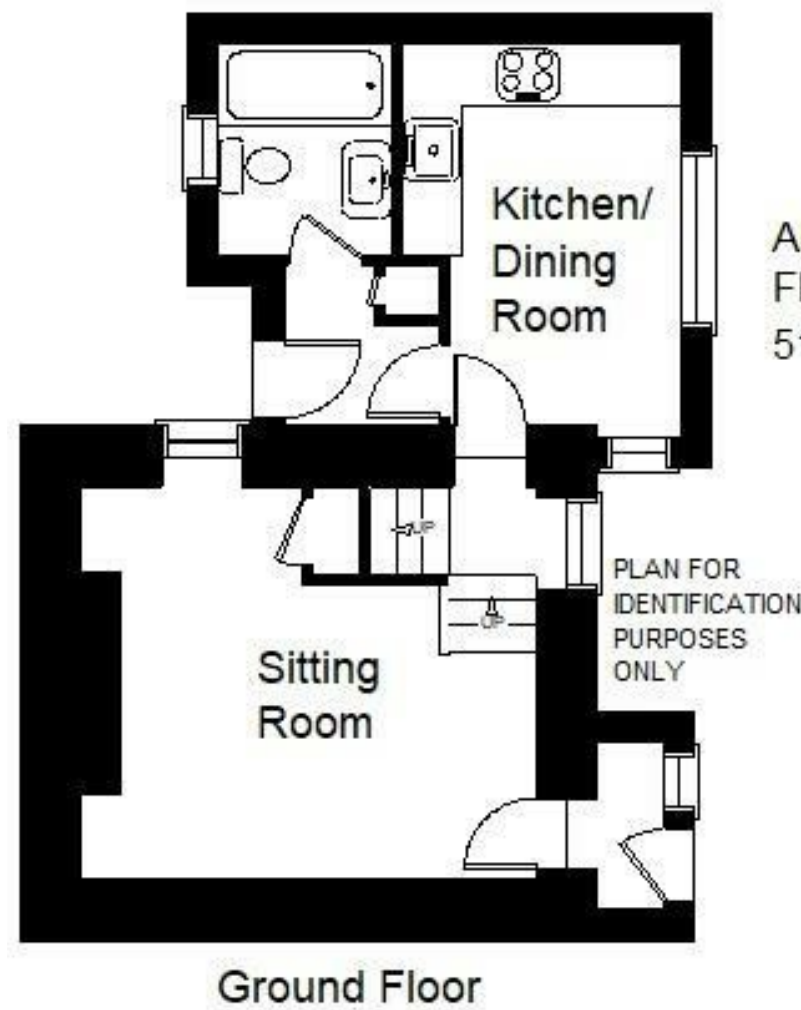
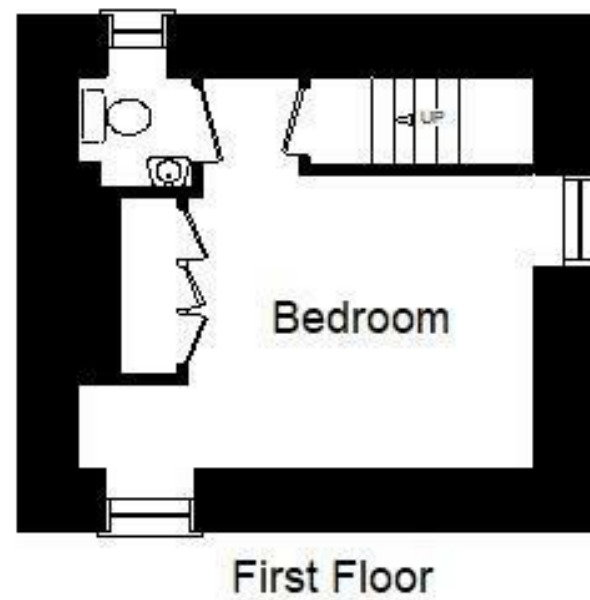


VERYAN



APPLE COTTAGE

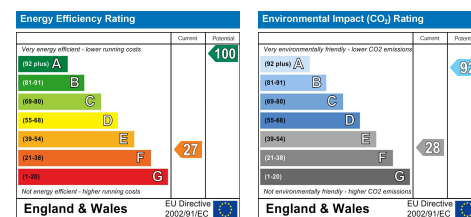
APPROX GROSS INTERNAL
FLOOR AREA:
51 SQ METRES/545 SQ FT



KEY FEATURES

- 1 Bedroom
- Fitted Kitchen
- Bathroom
- Beautiful Gardens
- Entrance Porch
- Sitting Room
- Detached Garage
- Summer House

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



APPLE COTTAGE, CROHANS, VERYAN, TRURO, TR2 5PR

EXQUISITE COUNTRY COTTAGE

A beautifully presented one bedroom character cottage in a quiet country setting. Beautifully presented throughout and comprising entrance porch, fitted kitchen, sitting room, bedroom and bathroom. Detached garage, fabulous summerhouse and delightful "secret" garden. EPC - F.

GUIDE PRICE £265,000

CONTACT US

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Apple Cottage is one of a mere handful of cottages forming the hamlet of Crohans less than a mile from the picturesque village of Veryan. The cottage is attached but in most respects it is independent of its neighbours and has the benefit of a substantial detached garage and a beautiful garden focusing to a newly erected summerhouse. The whole property has been meticulously well maintained and will appeal to anyone wanting a character cottage either for holidays or full time use set within a sought after location just a couple of miles inland from the south Cornish coast.

The hamlet of Crohans straddles a minor country road less than a mile north east of Veryan village within the Roseland countryside. Facilities within the village include a combined post office and shop, pub, church and primary school. There is a sports hall with indoor bowls and tennis courts and also a village hall which affords a varied programme of entertainment and local clubs. Veryan is also just over a mile inland from the south Cornish coast and the beaches of Carne and Pendower are popular with locals and visitors alike. Much of the land in the area is owned and protected by the National Trust and cliff top walks abound.

The cottage is undoubtedly of considerable age and is of stone and cob construction under a slated roof. Cottage style windows have "Everest" replacement double glazing and internally there are several high efficiency electric radiators as well as an open fire in the sitting room. The kitchen has recently been refitted and the bedroom features a range of "Sharps" fitted cupboards and wardrobes. Internal viewing is essential.

In greater detail the accommodation comprises (all measurements are approximate):

Ground Floor

FRONT ENTRANCE PORCH

With quarry tiled floor, coach lamp and multi pane door opening to:-

SITTING ROOM

14'11" x 12'4" (4.57m x 3.76m)

Focusing to an inglenook style fireplace with stone inner hearth and open grate. Beamed ceiling, under-stairs cupboard with power point, two wall lights and shelves within wall recess. Electric radiator. Steps up to kitchen and stairs to the first floor.

KITCHEN/DINING ROOM

12'3" x 9'0" max (3.74m x 2.75m max)

Refitted in 2016 and with a range of base cupboards and drawers, wall mounted storage cupboards and ample work surface area with inset sink and drainer and concealed lighting. Integral appliances include Neff electric oven, Neff ceramic hob, extractor hood, Neff washing machine and also Neff refrigerator. "Fired Earth" wall tiling, beamed ceiling and electric radiator.

BATHROOM

Being fully tiled and with bath having shower over with Mira Sport electric shower fitting. Wash hand basin and w.c. Shaver socket, tiled floor and electric heated towel rail.

First Floor

BEDROOM

14'4" x 9'7" plus door recess (4.39m x 2.94m plus door recess)

A charming dual aspect room with a range of fitted wardrobes and cupboards with internal shelving and drawers. Electric radiator and access to loft space.



SEPARATE W.C.

With vanity wash basin and w.c.

OUTSIDE

On the west facing side of the cottage there is a paved forecourt enclosed by wrought iron railings. To the rear of the cottage there is an area of courtyard style garden laid out for low maintenance with paving and shingle and a raised rockery area. Wisteria is trained along the cottage wall.

Just a short distance from the cottage there is a detached GARAGE with UPVc up and over door, side pedestrian door and with power and water connected. There is parking space for several vehicles to the front of the garage.

The GARDENS lie to the rear of the garage having been formed within a sheltered hollow affording privacy and protection and again laid out for low maintenance with a predominance of pebble and paving. Deep beds encircling the garden are planted with a wide variety of specimen shrubs including azaleas, camellias, viburnum, fuchsia, acers, berberis and variegated pittosporum to name but a few. These beds are under-planted with a host of bulbs and also featuring primroses and various perennials. The garden focuses to a newly erected SUMMERHOUSE which is fully lined, double glazed and with power and light connected. There is also a timber garden SHED.

SERVICES

Mains water and electricity. Private drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding along the A3078 from Tregony to St. Mawes take the left hand turning at Bessy Beneath (just after the Texaco service station) where signposted to Veryan. Continue along this road for another half a mile and take the first turning on the right hand side. This minor road leads into the hamlet of Crohans and Apple Cottage will be easily identified on the left hand side.

DATA PROTECTION

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 offices in Truro or St Mawes.

