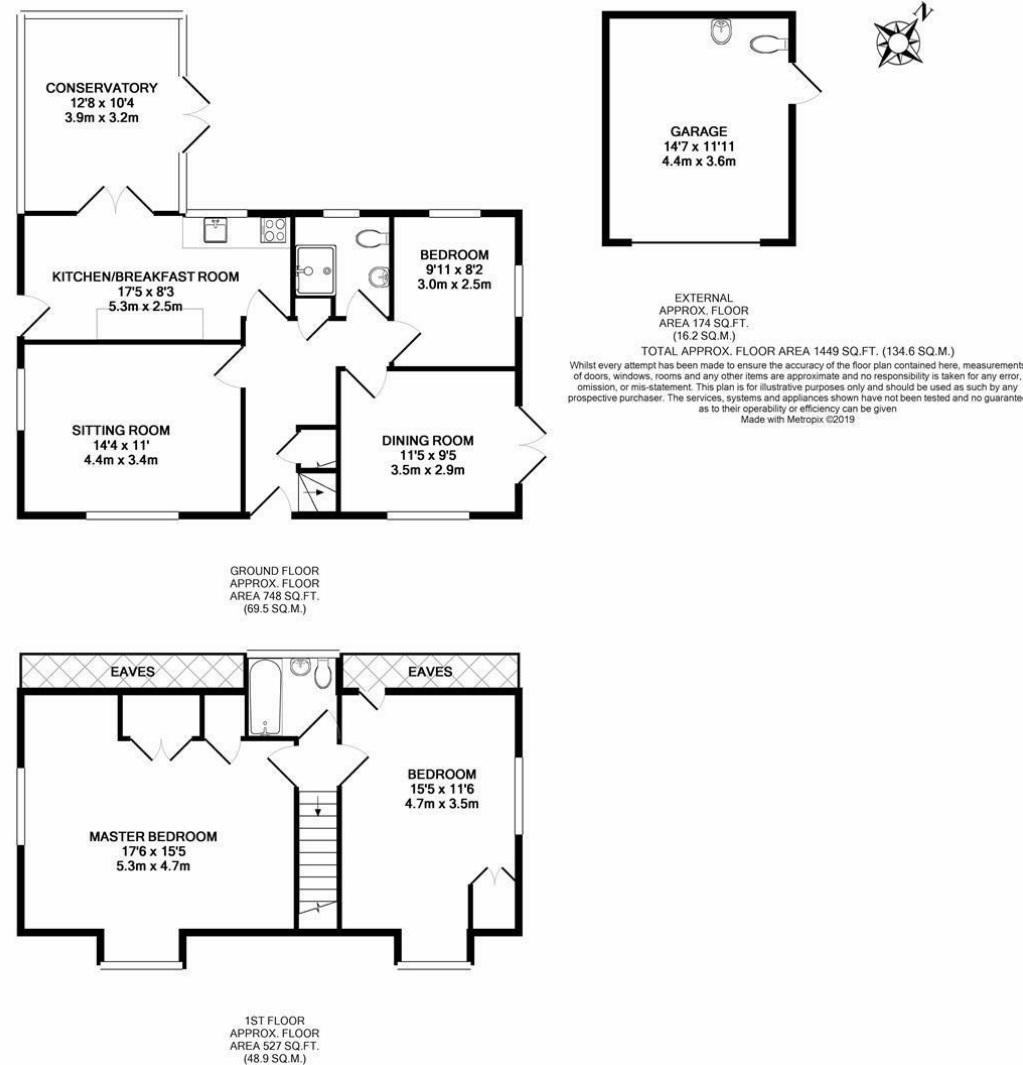


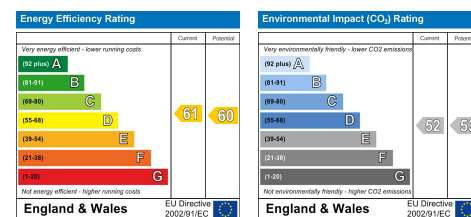
## ROSELAND PENINSULA



### KEY FEATURES

- Detached Modern House
- Fabulous Country Views
- 4 Bedrooms (or sep Dining Room)
- Kitchen/Breakfast room
- Separate Shower Room
- Country Location
- No Immediate Neighbours
- Lounge and Conservatory
- Bathroom
- Detached Garage

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### SUNNY CORNER, NEAR TREGONY, TRURO, TR2 5SU

A DETACHED DORMER STYLE HOUSE IN A QUIET RURAL SETTING AWAY FROM IMMEDIATE NEIGHBOURS

An attractive detached property in a peaceful setting deep in the Roseland countryside and with the most splendid views out over the surrounding fields and farmland.

Light, spacious accommodation comprising 3 bedrooms, bathroom, separate shower room, lounge, dining room/possible bedroom 4, kitchen and large conservatory. Electric heating and double glazing.

Detached garage and additional parking. Enclosed gardens. EPC - D

GUIDE PRICE £395,000



## GENERAL COMMENTS AND LOCATION

This detached property lies within the parish of Veryan adjoining a quiet country road just a couple of miles inland from the sea. It stands completely on its own surrounded by farmland and over which there are the most outstanding views. However the property is not isolated, there are other dwellings in the near vicinity and the villages of Tregony and Veryan are both within a few minutes driving distance. The property is likely to appeal to those wanting a peaceful rural environment with an easy to maintain house and a low maintenance garden. It may even appeal to someone as a holiday home.

The Roseland Peninsula is designated an Area of Outstanding Natural Beauty and not surprisingly the area around Sunny Corner is notably unspoiled. The nearest village is Veryan, arguably one of the prettiest Roseland villages, known for its quaint Round Houses, water gardens and church. Here there is also a combined village shop and post office, primary school and active Sports Club with tennis courts and indoor bowls. Similarly the nearby village of Tregony offers a host of day-to-day facilities and also the Roseland Secondary School. The beach at Portholland is just two miles from the property and slightly further is the harbourside village of Portloe. The larger beaches of Carne and Pendower are about 3 miles distant and for those keen on sailing there are excellent facilities on the Percuil River and at St Mawes.. The city of Truro is approximately 12 miles away.

## THE HOUSE

The property is two storey but built on the dormer principle. It is of conventional cavity wall construction under a slated roof and with replacement double glazed windows. Internally the accommodation is notably light with many rooms being dual aspect and enabling the

lovely views out over the countryside. A large conservatory at the rear of the house is a particular feature. The house is well insulated and heating is supplied by various electric storage radiators. In greater detail the accommodation comprises (all measurements approx):

### GROUND FLOOR

#### HALLWAY

With stairs to the first floor, broom cupboard and electric storage heater. uPVC double glazed front door.

#### SITTING ROOM

14'4" x 11' (4.37m x 3.35m)

A dual aspect room with night storage heater.

#### KITCHEN/BREAKFAST ROOM

17'4" x 8'2" (5.28m x 2.49m)

Fitted with a range of custom built units comprising base cupboards and drawers, matching wall mounted cupboards and work surface area. Integral electric oven with hob over and space with plumbing for a washing machine. Rear entrance door and double french doors opening to:

#### CONSERVATORY

12'7" x 10'4" (3.84m x 3.15m)

A lovely triple aspect living space with french doors opening to the outside patio. Electric storage heater and ceiling fan. Views over the adjacent farmland (dependent on the cropping of the adjacent field).

#### DINING ROOM/ POSSIBLE BEDROOM 4

11'4" x 9'3" (3.45m x 2.82m)

A dual aspect room with french doors opening to the garden.



#### BEDROOM 3

10' x 8' (3.05m x 2.44m)

Another dual aspect room.

#### SHOWER ROOM

With large shower cubicle and Mira electric shower fitting. Pedestal wash basin and wc. Heated towel rail, shaver point and extractor fan.

### FIRST FLOOR

#### BEDROOM 1

17'6" x 11'9" (5.33m x 3.58m)

Plus recess 3'8" deep. This measurement includes a range of fitted wardrobes and also an Airing Cupboard with hot water cylinder and immersion heater. Dual aspect windows and superb views. Electric storage heater.

#### BEDROOM 2

15'4" x 11'6" (4.67m x 3.51m)

Another dual aspect room with far reaching views. Built-in wardrobe.

#### BATHROOM

With panelled bath with shower attachment and shower screen, pedestal wash basin and wc. Electric towel rail and shaver point.

#### OUTSIDE

A five bar gate provides access into the property from the adjacent country road and a gravelled area allows parking for several cars and also gives access to the GARAGE 14'5" x 9'7" (4.4m x 2.92m). This has power and light connected as well as a wc and wash basin, up and over door, side pedestrian door and water storage tank.

Alongside the gravelled driveway there is an area of raised lawn. Further GARDENS lie to the other side of the house and a smaller area to the front and rear which is also in lawn. Established hedge boundaries afford considerable privacy.

#### SERVICES

Mains electricity and mains water. Private drainage system.

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 from Tregony to St Mawes along the A3078 take the left hand turning signposted to Veryan at Bessy Brneath (immediately after passing the Texaco Service Staion). Continue along this road for almost a mile and take the second turning on the left hand side (which also leads to the Tretheake Touring Park). Proceed along this country road for about half a mile and the property 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.