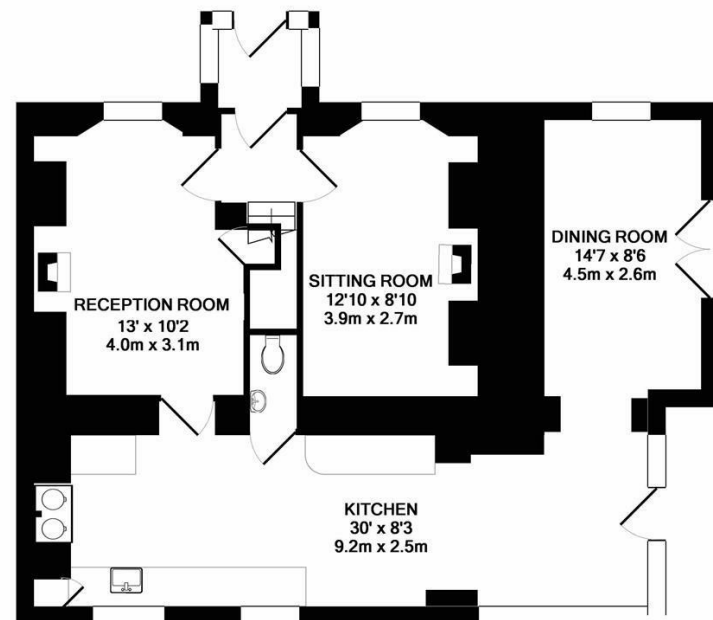
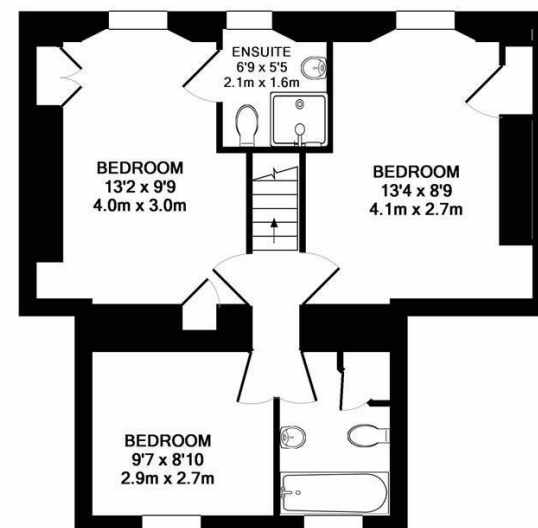


## VERYAN GREEN, ROSELAND PENINSULA



GROUND FLOOR  
APPROX. FLOOR  
AREA 731 SQ.FT.  
(67.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.2 SQ.M.)

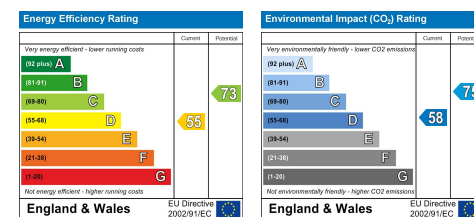
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### KEY FEATURES

- 3 Double Bedrooms
- 2 Reception Rooms
- Sun Room
- Bathroom & W.C.
- Parking
- Master En-Suite
- Dining Room
- Kitchen
- Front and Rear Gardens
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### LABURNUM COTTAGE, VERYAN GREEN, TRURO, TR2 5QQ

#### BEAUTIFULLY PRESENTED DOUBLE FRONTED GRADE II LISTED COTTAGE

A wonderful example of a Cornish cottage which has been subject to sympathetic improvements. Totally renovated and substantially extended during our clients ownership to now offer three double bedroom accommodation with all the charm of a character cottage and yet surprisingly light and much larger than first apparent. Two reception rooms, each with wood burning stoves, kitchen, dining room, sun room and ground floor w.c., with three double bedrooms (master en-suite) and bathroom. Low maintenance gardens and with parking for two cars. Must be viewed to be appreciated.

EPC - D

GUIDE PRICE £435,000

### CONTACT US

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Cornwall  
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Laburnum Cottage is an end of terrace character cottage which has been completely renovated throughout and with the addition of a large, light extension to the side which now offers a wonderful living space incorporating kitchen, sun room and dining room. The property has been used as clients own personal holiday home but is equally suited to full time occupation, and there is an option to purchase the cottage fully furnished if required. Briefly the accommodation comprises; the ground floor, two front reception rooms, both with slate tiled floors and wood burning stoves, fully fitted kitchen open plan to the sun room and in turn to the dining room with W.C., whilst to the first floor three bedrooms - all of which are doubles - and the master with an en-suite shower room plus a family bathroom. Central heating is provided by an air source heat pump via underfloor heating to the ground floor and radiators to the first floor, and sliding sash windows are in place throughout, the majority being in UPVc for ease of maintenance. There are gardens to the front and rear of the property and a driveway provides parking for two vehicles. The cottage is sold with no onward chain and early viewing is strongly advised.

Veryan is a very attractive and popular village located deep in the Roseland Peninsula and within an area recognised as being of outstanding natural beauty. The village lies within a mile of the sandy beaches of Pendower and Carne and has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as sports and social club with indoor bowls and tennis courts.

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

### ENTRANCE PORCH

A wonderful entrance to the cottage, with a slate tiled floor, windows to both sides and multi paned double glazed door to front. Slate window cills and solid wood door into:-

### HALLWAY

Having a slate floor, stairs to the first floor and with doors to:-

### SITTING ROOM

12'10" x 8'10" (3.91m x 2.69m)

Having slate tiled flooring, and focusing to a wood standing stove inset to fireplace with timber mantle over and slate hearth. Open beamed ceiling, sash window to front with shutter blinds, four up-lighters, t.v. points and heating thermostat control.

### RECEPTION ROOM

13' x 10'2" (3.96m x 3.10m)

Slate tiled flooring and sliding sash window to front with shutter blinds. Focusing again to a wood burning stove set into fireplace with wooden lintel over and slate hearth. Open beam ceiling, small under-stairs cupboard, four up-lighters and t.v. point. Part glazed door into:-

### KITCHEN

30' x 8'3" (9.14m x 2.51m)

Measurements include sun room. A wonderfully light room, being open plan to the sun room and with two double glazed sliding sash windows to the rear. With slate tiled flooring throughout and comprising a range of matching base and eye level units and drawers incorporating display units with solid wood worktops over, tiled splashbacks and a Belfast sink inset. Belling range style electric cooker with extractor over set into attractive red brick arched recess. Integral washing machine and dishwasher, space for American style fridge/freezer. Open beam ceiling and heating thermostat.

The kitchen opens into the:-

### SUN ROOM

Again with slate tiled flooring and with a wonderful vaulted ceiling, windows to two sides and door to rear. This room is in turn open plan to the:-

### DINING ROOM

14'7" x 8'6" (4.45m x 2.59m)

Slate tiled flooring, french doors to the side and double glazed sliding sash window to the front with shutter blind. Two up-lighters.



### CLOAKROOM

Slate tiled flooring, low level w.c. and wall mounted wash hand basin. Extractor fan.

### FIRST FLOOR

#### BEDROOM 1

13'2" x 9'9" (4.01m x 2.97m)

Sliding sash window to front with shutter blinds, radiator and small low level cupboard. Double fitted wardrobes with hanging rail and shelf. Door to:-

#### EN-SUITE

6'9" x 5'5" (2.06m x 1.65m)

A fully tiled room with sliding sash window to the front with shutter blinds. Corner shower cubicle, low level w.c. and pedestal wash hand basin. Radiator, chrome ladder rack radiator and shaver point.

#### BEDROOM 2

9'7" x 8'10" (2.92m x 2.69m)

Double glazed sliding sash window to rear with shutter blinds enjoying a very pleasant outlook over the neighbouring fields. Loft access, spotlights and radiator.

#### BEDROOM 3

13'4" x 8'9" (4.06m x 2.67m)

Sliding sash window to front with shutter blinds and double fitted wardrobe with shelf and hanging space. Loft access, radiator and spotlights.

### BATHROOM

Fully tiled room with white suite comprising panelled bath with shower over and screen, low level w.c., and pedestal wash hand basin. Double glazed sliding sash window to the rear overlooking neighbouring fields. Airing cupboard, shaving point, radiator and chrome ladder rack radiator.

### OUTSIDE

At the front double timber gates open to a gravelled driveway providing parking space for two vehicles. Beyond the parking area

are areas of flint chipped beds with a feature palm and a paved pedestrian path leads to the front door with a pedestrian gate at the roadside. A lockable pedestrian gate leads from the drive to the rear which is currently laid to chippings for ease of maintenance with several circular paved patios for sitting out. Timber garden shed and small outhouse. Cold water tap and air source heat pump boiler.

Please note that the adjacent property has a pedestrian right of way over the front parking area into their rear pedestrian gate.

### SERVICES

Mains water, electricity and drainage. Air source heating.

### 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

Proceed along the A3078 Tregony to St. Mawes road and immediately after passing the petrol station at Bessey Beneath, turn left signposted Veryan. Continue along this road and proceed into Veryan Green. After passing the thatched cottage on the right hand side Laburnum Cottage can be found at the end of the terrace of character cottages on the right 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.

