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Pebble Cottage





Fowey 3.5 miles Golant 2.5 miles St Austell  
5.5 miles

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A charming character cottage on the outskirts of this sought after village with easy access to south coast beaches.

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- Quiet no-through lane
- Sought after village location
- Charming character cottage
- Many original features
- Kitchen/dining room
- No onward chain
- Ideal "lock up and leave" property
- Good income potential
- 3D Virtual Tour

Guide Price £249,000



### SITUATION

Pebble Cottage is situated in the small hill top village of Tywardreath, close to the south coast of Cornwall and resides on the famous Saints Way admired for its outstanding beauty for walkers. Excellent village facilities include a variety of shops, a renowned local butcher, pubs and a sought after primary school complete with indoor swimming pool. The local beach is just a short 10-15 minute walk as is Par railway station on the London Penzance line.

Some of the best kayaking and stand up paddle boarding can be found at nearby Golant with easy and safe access to the Fowey River. The picturesque and historic estuary town of Fowey is approximately four miles away with tidal sandy beaches and a wide range of restaurants, shops and galleries.

### THE PROPERTY

Entered into the hallway from the front is a staircase on the left leading up to the first floor.

The sitting room is complete with timber door, exposed beams, period fireplace with log effect burner and a south west facing window providing good levels of natural light.

The hall also affords access to the well proportioned kitchen/diner with a part glazed door and a range of base and wall units and work surfaces. Appliances include integrated electric hob, extractor and oven. This charming room has exposed beams, a feature fireplace and window towards the rear courtyard garden.

From the kitchen is a utility room with space and plumbing for appliances and access to the rear courtyard.

To the first floor are two double bedrooms,

the front bedroom with large south west facing window, generous alcove spaces for wardrobes and drawer storage. The spacious back bedroom has a sloping roof line with Velux rooflight and low level cottage windows.

Completing the first floor is a family shower room comprising a contemporary sink with under cupboard storage, shower, WC and heated towel rail.

### OUTSIDE

To the rear of the property is a courtyard style garden, perfect for social entertaining and alfresco dining. The outbuildings provide storage and include an original feature "gardeners" toilet. The low maintenance outside space complements the essence of Pebble Cottage's "lock and leave" appeal. To the front of this pretty cottage is off street parking.

### SERVICES

Mains electricity, water, drainage and gas hot water and central heating. Double glazed throughout.

### INCOME POTENTIAL

Pebble Cottage is currently used as a holiday let with Five Star reviews on AirBnB, TripAdvisor and various other portals. The cottage also has a regular customer base of repeat customers aiding stability of income. There is an option of furnishing to be included in the sale if purchasing as an ongoing concern.

### VIEWING

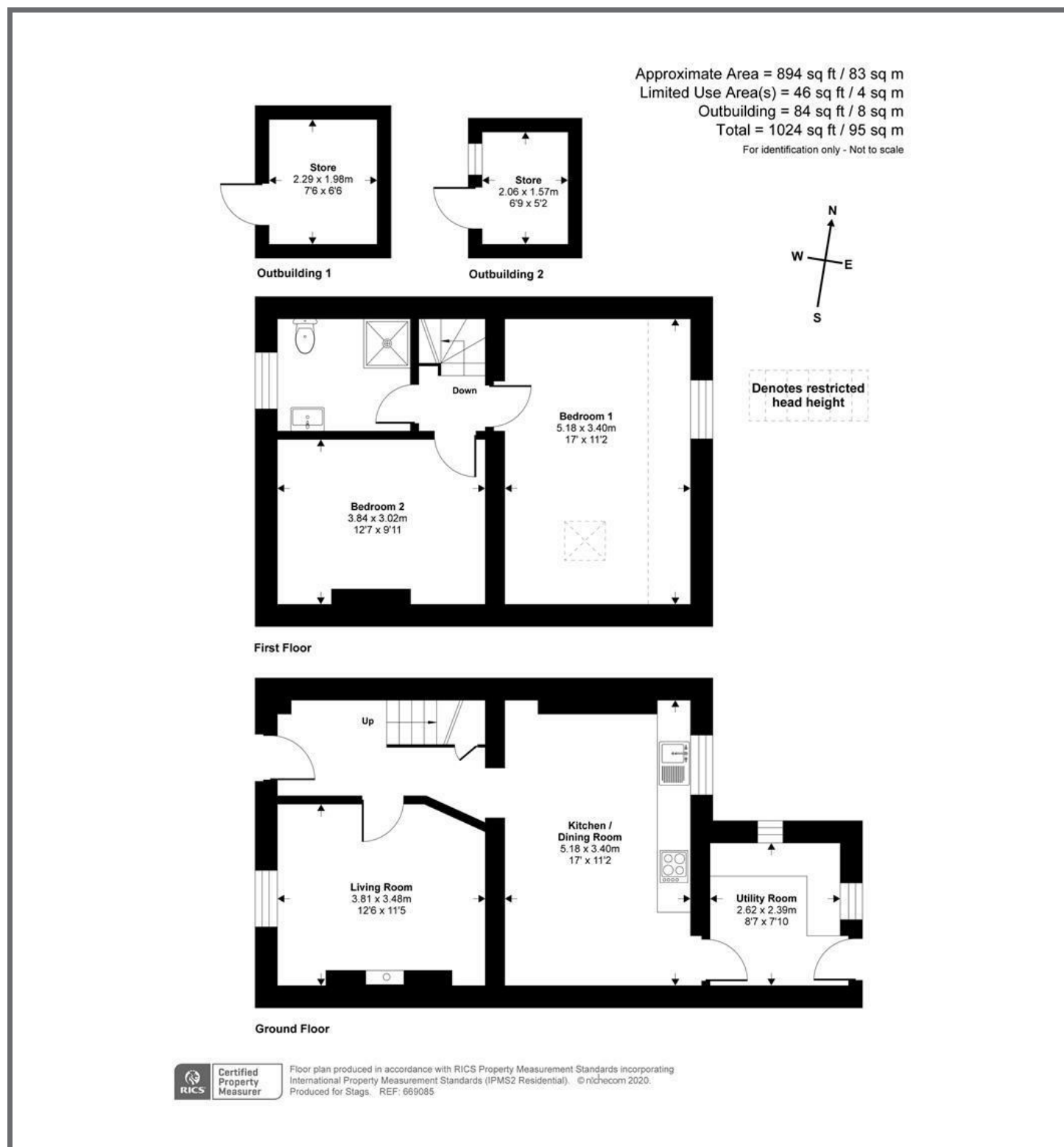
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From the centre of the village, pass the church on the left continuing up the hill until the T-Junction. Turn right then immediately left into Wood Lane. Pebble Cottage will be found after about 100 yards the right.

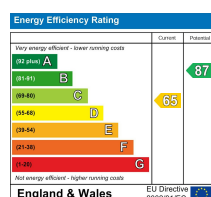






These particulars are a guide only and should not be relied upon for any purpose.

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