

H Tiddy

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THE OLD POST OFFICE, ST EWE, PL26 6EY.

Accommodation
Entrance Hall, Open Plan Living Kitchen Area
Three Bedrooms, Bathroom
Rear Garden

Offers in Excess of **£360,000**

Freehold

Viewing only by appointment with H Tiddy

Located in central St Ewe, a renowned village tucked away rurally yet closely linked to St Austell, Truro, and the ever-popular Roseland Peninsula, this quaint three-bedroom Grade II listed Cottage comes with a wealth of character and charm having been recently superbly decorated throughout offering a contemporary and modern finish that can be enjoyed instantly.

The cottage is found by the beautiful historical church with a handful of pretty cottages in the square that offer a true village atmosphere yet it is quiet and peaceful with surrounding countryside. On entering the spacious hallway, you can see the quality of the finish right away. Two doors lead into the living area and the kitchen area which has been opened up by the current owners improving this space. A log burner has been installed creating a cosy feeling on those winter nights with plenty of light pouring in from front and back. The kitchen is well equipped with a good range of units overlooking the beautiful rear garden. On the first floor there are three bedrooms and a family bathroom.

Outside

There is a stunning rear garden which is private and full of mature plants with spaces to sit and enjoy the peaceful ambience. The garden overlooks the grounds of the beautiful All Saints Church which is of Norman origin dating back to around 1400 with many historical features.

Location – St Ewe

St Ewe is a small rural village consisting mainly of period properties, the Church and a Pub. The now famous Lost Gardens of Heligan are approximately

1.5 miles distant, the old fishing village of Mevagissey approximately 3.5 miles, and Gorran Haven harbour and beaches approximately 3 miles. The many delights of the Roseland Peninsula including many National Trust areas are all nearby. The whole area is perfect for those who enjoy walking and the pleasures of coast and country. Truro is approximately 12 miles and St Austell is approximately 8 miles with London Paddington 4 hours by rail. Newquay Airport is 30 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes).

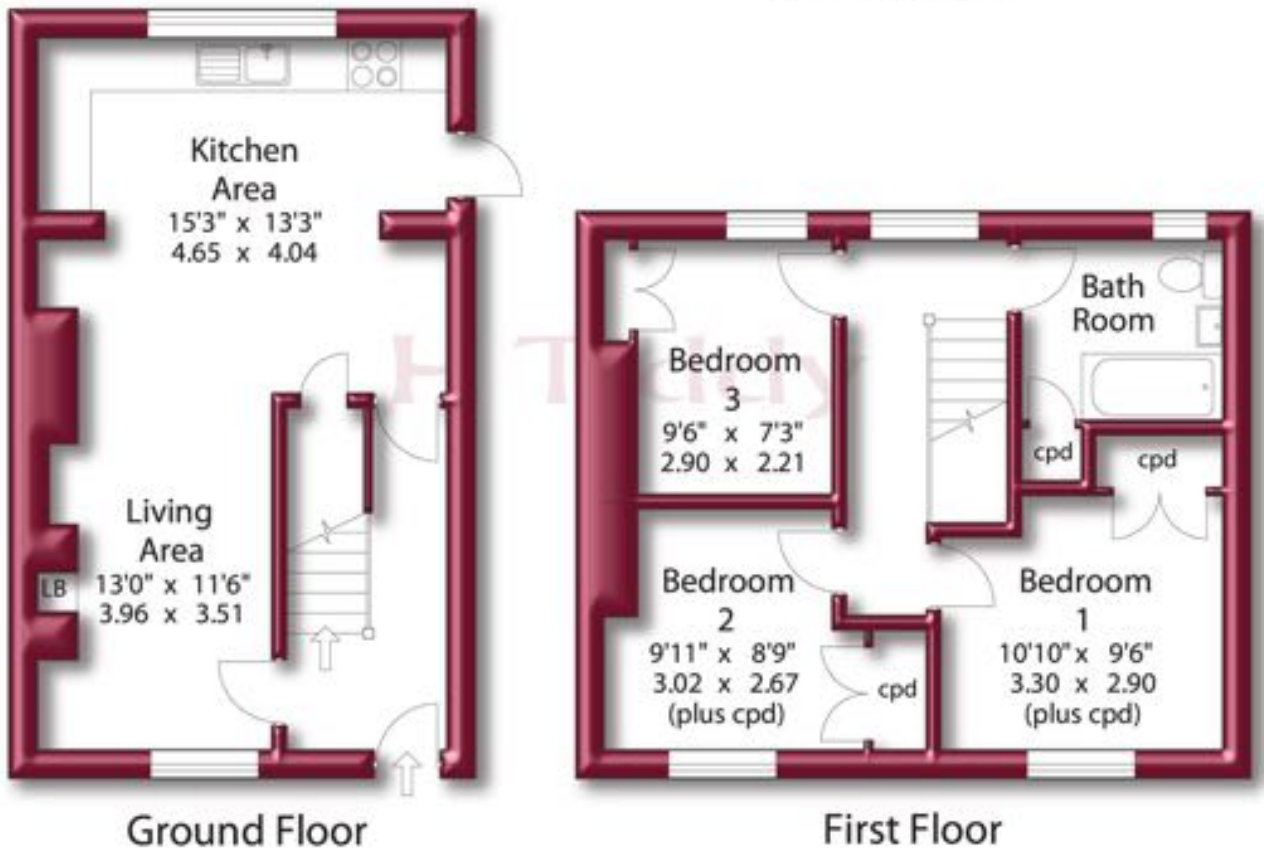
Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible 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 stores, private schools, college and the main hospital in the county (RCH Treliiske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Michael Caines (Maenporth and Porthleven), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.





Approx Gross Internal Floor Area = 841 Sq. Feet
= 77.96 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and drainage. Log burner. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating F. Council tax band ??.

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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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