

STEP-A-SIDE



H Tiddy

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VERYAN, CORNWALL, TR2 5NR

On the market for the first time in over 35 years, Step-A-Side is possibly one of the most secluded properties in the popular and historic village of Veryan, offering a unique opportunity for the family or retiring buyer. Set in approximately half an acre and bordered to one side by a stream, the gardens have been carefully and meticulously laid out into separate rooms and as such offer a huge amount of privacy and tranquillity.

**The accommodation comprises:
(Gross Internal Floor Area 1934 sq ft (179.6 sq m))**

Ground Floor: Entrance porch, dual aspect reception room, sitting room with log burner, kitchen, pantry, WC, utility room, rear entrance hall, garden room with French doors to patio.

First Floor: Three double bedrooms, family bathroom, airing cupboard, linen store, access to fully boarded loft

Outside: Sweeping driveway, gardens of approximately half an acre, bordered by stream, detached garden store with power, log store and shed.

Location summary – (distances and times are approximate)

Village centre: 370 yards. Pendower Beach: 1.2 miles. King Harry Ferry: 6 miles. Tregony: 4.5 miles. St Mawes: 8 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles.

St Austell: 13 miles (London Paddington 4 hours by direct rail).

Cornwall Airport Newquay: 20.5 miles (regular daily flights to London).

Viewing only by appointment with H Tiddy.



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Location - Veryan

Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall, and is a true village community with a post office/mini-market, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). It is also a conservation area and is approximately 1.2 miles from the unspoiled Pendower and Carne beaches. There are many lovely country walks in and around the village, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 11 miles away with excellent shopping facilities. The King Harry Ferry, approximately 6 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

Historical Note

Veryan is most famous for its nineteenth century thatched Round Houses. There are five in all, two pairs of which stand at each end of the village and another in the centre. They were originally built by a missionary, named Reverend Jeremiah Trist, for his daughters. The present name of the village is a corruption of St Symphorian, the Parish saint, which in 1525 had become St Severian leading eventually to St Veryan. Close to Veryan is Carne Beacon, a Bronze Age grass covered barrow and reputedly the burial place of the legendary 6th century chieftain, Gereint of Dumnonia from whom the nearby village of Gerrans gets its name. Not far from there is Veryan Castle, a small Iron Age hill fort.

Cornwall

The Duchy itself provides an excellent opportunity for both living full time or holiday visits with a range of accessible attractions such as the Eden Project, the Lost Gardens of Heligan, Glendurgan Gardens and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall, with a fine range of main stream stores, independent shops and the main hospital in the county (RCH Treリスケ). Local Educational facilities include a number of popular local Primary Schools at Veryan, Gerrans, St Mawes and Tregony, and for secondary education, The Roseland Academy at Tregony has an Ofsted Rating of Outstanding. Independent schools are also well catered for with Truro School (Preparatory & Secondary, both Boys & Girls), Polwhele House School and Truro High School for Girls. Nearby Falmouth University enjoys an acclaimed reputation in both the arts and media studies as well as offering a wide



range of other academic courses linked with Exeter University.

Cornwall has good road connection out of county and there are regular direct rail links to London Paddington, with Newquay Airport always expanding their routes, both nationally and international. There is a variety of restaurants in the surrounding area, on the Roseland, ranging from fine dining with Michelin star celebrity chef in abundance through to some of the best 'fish and chip' shops and 'Pop Up' outlets like the 'Hidden Hut' at Porthcurnick Beach. Both restaurants and 'Artisan' food producers specialise in offering a large range of locally sourced products from local farm shops, whilst there is always locally

sourced fish available, including famous Fal estuary oysters, lobsters and crab!

Description

Step-A-Side was purchased by our clients in 1987 and has been a much-loved family home. Over the years, the property has been extended and updated, and is full of character and charm. This unique property is tucked away in an idyllic spot within central Veryan and the driveway to the property is from a private lane which leads to a spacious parking area and turning circle.

The Accommodation

Ground Floor

The property is approached from the driveway which leads to a light and airy entrance porch. An internal doorway opens into the reception room, with parquet floor tiles, beamed ceiling, tiled fireplace with electric effect fire with wooden lintel above, and dual aspect windows. To one side is the cosy sitting room, with large window, beamed ceiling, parquet floor tiles, feature tiled fireplace with log burner, original bread oven and wood lintel above. The kitchen diner is a good size, offering granite worktops and splashbacks, a large electric range cooker, and a range of wall hung and floor cupboards. Leading off the kitchen is the inner hallway with doors to the pantry, utility room and WC, as well as the staircase rising to the first floor. A further door leads from the utility room to the rear entrance hallway, with access directly out to the driveway via a stable door, and to a large room currently used as a formal dining room and study. This room has triple aspect windows, as well as French doors leading to a patio at the side of the property, perfect for barbeques and alfresco dining.

First Floor

A galleried landing which leads to bedroom one with built in storage, TV point, and triple aspect windows, resulting in a beautifully light and airy room with views over the garden and the rural landscape beyond. The second bedroom is a generous sized double at the opposite end of the house and has dual aspect windows, one with a window seat overlooking the front of the property, another looking over rural landscape behind. This room has exposed floorboards and a built-in wardrobe. The third bedroom, also a good-sized double, has a window seat overlooking the front of the property and has a built-in wardrobe. The family bathroom offers a bath with shower attachment, WC and sink, along with an airing cupboard and access to the fully boarded loft with access ladder and lighting. The landing also has a large linen storage area.

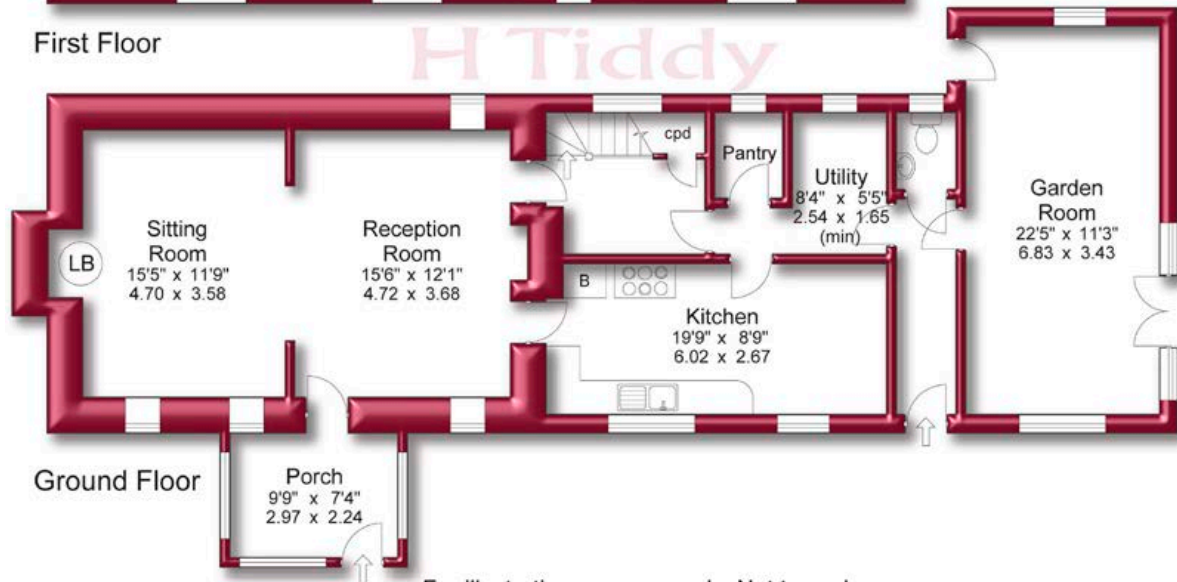


Approx Gross Internal Floor Area = 1934 Sq. Feet
 = 179.6 Sq. Metres



First Floor

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Ground Floor

For illustrative purposes only. Not to scale.

Gardens

To the side and front of the property is the large, secluded garden which has been thoughtfully and meticulously laid out in a series of separate rooms, mostly laid to lawn with generous beds planted with trees and shrubs to offer shelter and privacy. To one side the garden is bordered by a stream, with a path meandering through the space, offering the perfect opportunity for children to explore and discover. A large garden shed and workshop is located to one corner, and is fully waterproof and glazed; it also has an electric supply. To the front of the property is a wooden log store and shed.

Summary

Step-A-Side is a unique opportunity, and will suit various buyers seeking a property either as a family home or the retiring couple yearning for peace and tranquillity. The main house provides good size accommodation, with the benefit of being within walking distance of village amenities. The versatile accommodation could also be easily adapted or extended, subject to the necessary permissions, to create a self-contained annexe for a multi-generation family home.

General Information

Services: Mains electricity, water and private drainage. Oil Fired Central Heating. Telephone (Superfast broadband enabled) 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: F.

Tenure: Freehold.

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.

General Data Protection Regulations: 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 office in St Mawes.



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