



## **3 THE ROW, VERYAN GREEN, TRURO, TR2 5QH.**

### Accommodation Summary

**Ground Floor:** Entrance Porch, Living Room, Kitchen, Dining Room, W/C, Utility Room.

**First Floor:** Landing, Two Bedrooms, Bathroom.

**Outside:** Front Garden, Rear Courtyard, 2 Outbuildings.

**£357,500**

Freehold

Viewing only by appointment with H Tiddy

## Description

A charming traditional mid-terraced character Cottage, probably over 200 years old, located in a superb sunny south-facing position overlooking the picturesque village Green and with far reaching country views. It is pleasantly located in this lovely hamlet approximately 400 yards from the main village and just over a mile from the coast. It has a wealth of character with beamed ceilings, small-paned windows and feature fireplaces. At present, it is used as a permanent home, suiting a couple or small family looking for a quintessential Cornish cottage. Equally, the property has great potential as a charming holiday cottage with the possibility of a good rental income. The charm and position of this property makes it a must see for any buyers interested in authentic and traditional Cornish cottage styling, with access to nearby beaches.

## Veryan and Veryan Green

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 within a few minutes walk of the property, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls and tennis courts). There is a regular bus service from the village. It is also a conservation area and is approximately 2 miles from the unspoiled sandy Pendower and Carne beaches. There are many lovely country walks in and around the village, including various picturesque country walks to the beaches, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 12 miles away with excellent shopping facilities. The King Harry Ferry, approximately 4 miles, provides a short cut to Falmouth and leads to the far west. Both the sailing centre of St Mawes (within 8 miles) and the seaside village of Portscatho (within 5 miles) offer a good selection of pubs, cafes and eateries.

## Accommodation Details

(dimensions are approximate)

Entrance Porch 4'3 x 3'10

Top part glazed, overlooking front garden. Half-glazed front door. Wall light point. Timber door to:

Living Room 13'6 x 8'8

Exposed beams. Traditional window overlooking front garden with deep window seat sill. Fitted display and storage cabinet. Inglenook fireplace with wood burner, wooden beam mantle, slate hearth and a Clome oven. Wall and ceiling light points. Large storage cupboard with light. Electric panel radiator. Stairs to first floor. Door to:

Kitchen 9'2 x 7'6

Exposed ceiling beams. Flagstone floor. Good size under stairs larder cupboard. Fireplace with space for electric cooker inset. Attractive cream coloured kitchen cupboards with wooden worktops and tiled splash backs. Belfast sink unit. Window seat to dining room. Door to:

Dining Room 10' x 9'8

Featured new double glazed aluminium replacement pitched roof flooding room with light. Ceramic tile (quarry style) floor. Windows to sides and kitchen. Electric panel radiator. Doors to kitchen, utility and stable door to outside.

Utility 10'5 x 6'5 (max)

This room could potentially be transformed as a work from home office or occasional bedroom. Stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier. Window to side. Ceiling light point. Extractor fan. Door to:

WC

Low flush wc. Obscure glazed window.

First Floor Landing

Electric panel radiator. Doors to:

Bedroom 1 10'9 x 7'6

Traditional small paned window to front with deep window sill with attractive views over front garden, Veryan Green and onto Veryan and surrounding countryside. Electric panel radiator. Fitted double wardrobe. Loft hatch.

Bathroom

Suite comprising low flush wc, vanity wash basin with storage cupboard under and 5' bath with electric shower over. Part-tiled walls. Airing cupboard fitted with factory lagged hot water cylinder, slatted shelving. Heated towel rail. Dimplex wall heater. Extractor fan. Wide painted floor boards.

Bedroom 2 11'1 x 8'8

Electric panel radiator. Exposed beams. Fitted wooden shelving. Small paned window to rear. Wall light points. Space for double bed or two twin beds.

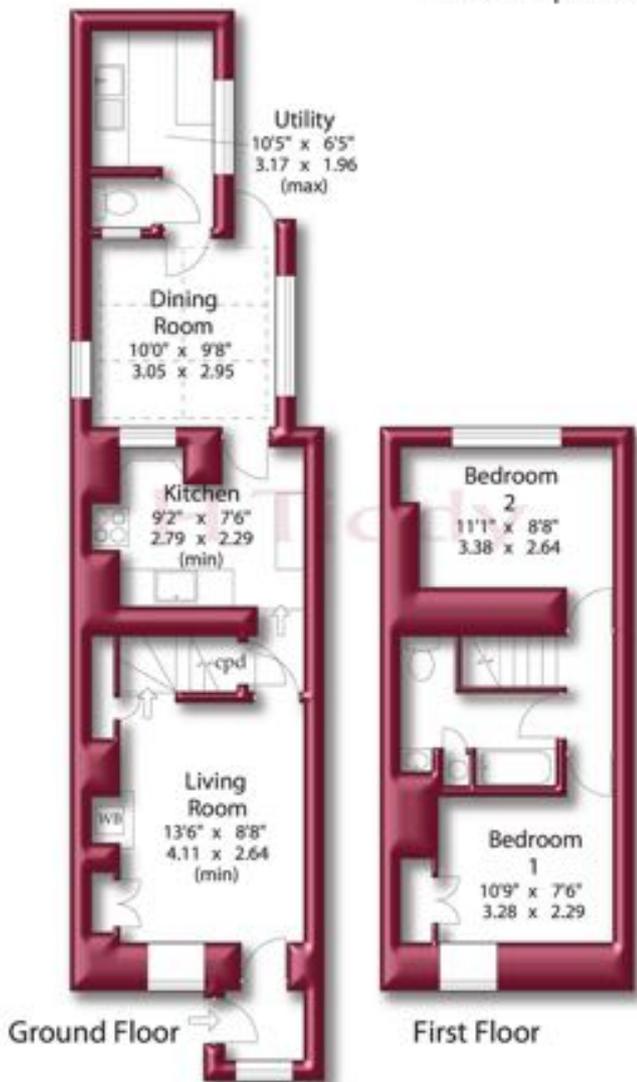
Outside:

To the front, from the road a pedestrian gate leads on to a pathway to the front door passing flowering borders and a small lawn. The pretty garden is sunny and south facing with far reaching views and has a paved patio area. To the rear of the property, accessed from the dining room, steps lead up to a large courtyard area bordered by flower beds, two outbuilding storage sheds and a rear access path.





Approx Gross Internal Floor Area = 812 Sq. Feet  
= 75.4 Sq. Metres



For illustrative purposes only. Not to scale.

#### General Information:

##### Services

Mains water, electricity and drainage. Infa-red electric radiator heating with remote APP functionality. Telephone and television points.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy Performance Certificate Rating E.

Council Tax Band: C.

Land Registry Title Number: CL254190

##### 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.