

H Tiddy

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DALEGARTH, VERYAN GREEN, TRURO, TR2 5QE.

Accommodation

Entrance Hall, Dining Room, Kitchen, Living Room with Sun Room off,
Three Bedrooms, Shower Room, Cloakroom.

Outside: Surrounding Gardens, Detached Garage.

Offers Over **£475,000**

Freehold

Viewing only by appointment with H Tiddy

Situated in the highly desirable village of Veryan Green, just on the outskirts of Veryan village, this three-bedroom detached bungalow, of part Cornish Unit construction, offers an opportunity for refurbishment and updating. Located in a tranquil area full of countryside walks, steeped in history Dalegarth has a real sense of privacy and peace. There is huge potential to further improve or extend the property, subject to the necessary consents or to just enjoy it as it is. Currently a good size property on one level with spacious rooms, it sits in a good size private plot with a beautiful backdrop of open rural countryside fields full of trees and nature's sounds.

The interior consists of good size spacious accommodation comprising a wide hallway with all the main rooms leading off. The dining room with open fireplace leads to the kitchen breakfast room which has fitted wall and floor units with work surfaces over and a door to the garden. There is a shower room with a wc and also a separate wc. Of the three bedrooms, two are doubles and the other a single. The cosy living room to the rear opens to a large sunroom overlooking the garden.

The property sits fairly centrally in its very good size almost level plot. At the front is a lovely garden area mostly laid to lawn with mature trees, shrubs and some beautiful plants. To the side of the property is the driveway, with ample parking, running from front to back leading to the garage and the rear garden which is largely paved which could be used as further parking. There is also a lawn to the rear with lovely mature trees and a small stream running. The garden has wonderful views to the rear over the rural countryside fields.

Dalegarth is sold with no onward chain and is a very rare opportunity to acquire, in this price range, a detached property in this highly desirable village.



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 level walk of the property, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). There is a regular bus service from the village. It is also a conservation area and is approximately 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 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. The sailing centre of St Mawes is within 8 miles.

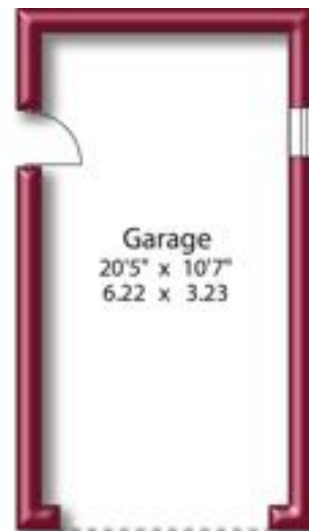
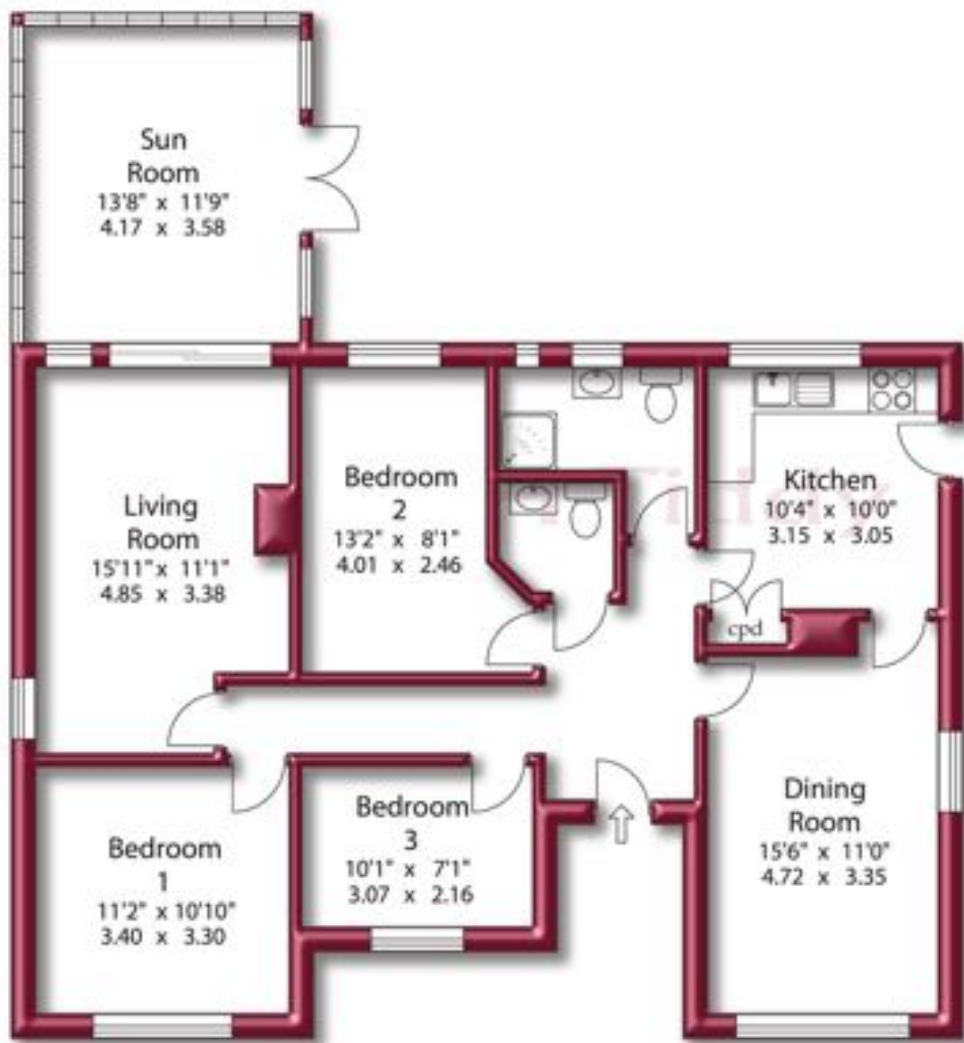
Historical Note

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.





Approx Gross Internal Floor Area = 1160 Sq. Feet
(Excluding Garage) = 107.53 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and drainage. Liquid propane gas central heating. 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 D.

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.