

THE OLD POTTERY HOUSE

H Tiddy

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ST EWE, PL26 6EY

Gorgeous grade II listed triple fronted Old Pottery House with high ceilings and with a wealth of character throughout. Completely renovated and presented in contemporary decor. Light & airy with a rustic charm. Large rear garden and within the tranquil unspoilt village of St Ewe.

The accommodation comprises:
Entrance Canopy, Living / Dining Room, Kitchen, First Floor Landing, 3 Bedrooms, Bathroom.

Outside – Garden to Rear.

Viewing only by appointment with H Tiddy.



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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 Treiske). 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 Dorian Janmaat at the Idle Rocks, St Mawes.

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).

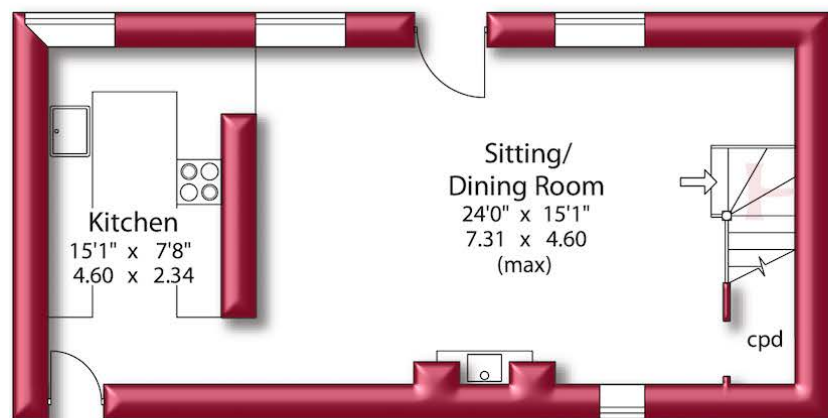
The Old Pottery House

A rare opportunity within this tranquil village of St Ewe, this three-bedroom triple fronted grade II listed cottage has a wealth of character and is incredibly spacious throughout. This home has a lovely feel to it with large arched windows and high ceilings allowing plenty of natural light. On the ground floor there is a spacious sitting room with a carefully sectioned dining area and large living space with a log burner. The living area has beautiful original parquet flooring throughout, as well as stunning handcrafted traditional windows which have been recently replaced. Off the living room is a separate kitchen which still feels part of the main living space due to the end wall allowing an opening to be used as a serving area or a feature. The kitchen is incredibly well equipped for storage and with traditional worktop space for a country kitchen feel. The local church spire can be seen from here as from most of the rooms within the property giving a real feeling of village life. The kitchen enjoys original flagstone slate flooring and is a great space for cooking enthusiasts. To the rear of the kitchen area the backdoor leads out to the garden.

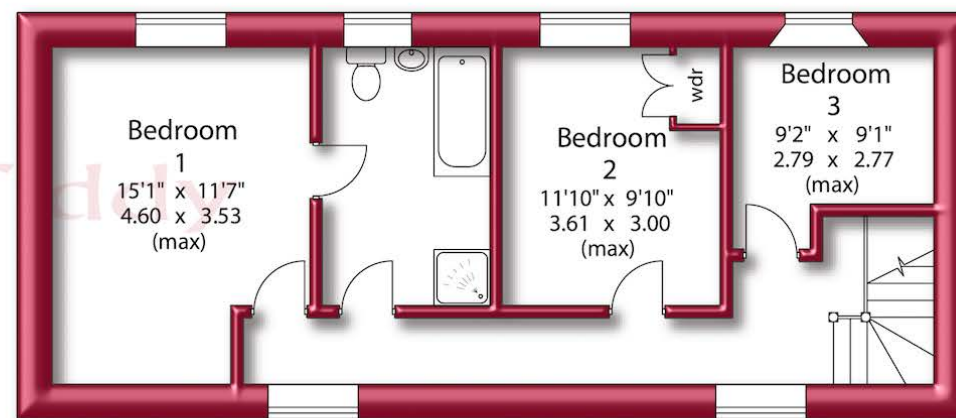
Located on the first floor are the three bedrooms and family bathroom with separate shower. A long landing with windows overlooking the beautiful rear garden leads along the back on the cottage to the master bedroom which has original exposed beams with a high apex ceiling and provides plenty of space for bedroom furniture. The family bathroom has been upgraded to a showcase stunning clean room equipped with a walk-in shower and separate bath. Next to the bathroom are two further bedrooms. The second bedroom has a stripped wooden floor and built-in wardrobe. Bedroom three with a stripped wooden floor is currently being utilised as a home office.



Approx Gross Internal Floor Area = 1087 Sq. Feet
= 100.98 Sq. Metres



Ground Floor



First Floor

The garden to the rear is of excellent size with a small terrace area from the kitchen with steps up to a long level garden that is enclosed and private. A further area to the rear is a perfect spot to sit out next to the summer house which has power connected so could be used as a home office or studio area. There is rear access to the outside which leads back around to the front part of the property. Spacious Off road parking to the rear under a private agreement.

Overall, this is a beautiful contemporary property and a rarity to find such a spacious cottage in such immaculate condition with a good size garden, especially in this very picturesque village of St Ewe in semi-rural Cornwall.

GENERAL INFORMATION

Services

Mains water, electricity and drainage.

Oil fired central heating.

Telephone and television points.

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

Energy performance rating:

E

Council tax band:

C

Viewing

Strictly by appointment with H Tiddy.

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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