



2, THE SQUARE, TREGONY NR TRURO, CORNWALL, TR2 5RS.

Accommodation Summary

Ground Floor: Entrance Porch, Living Room with mini-inglenook fireplace, including a woodburner and clome oven, new Kitchen with appliances, newly restored Extension comprising Utility Room and downstairs W/C.

First Floor: Two Double Bedrooms, New Shower Room,
Outside: Slate paved Fore Garden.

Offers in excess of **£299,950**

Freehold

Viewing only by appointment with H Tiddy

Introduction

Rarely will you find a period cottage in such beautiful condition which is ready for immediate occupation with no onward chain. Over the last year or so, this double fronted cottage has undergone an extensive and comprehensive renovation and modernisation programme. Carefully adhering to the original character and retaining many features, the cottage offers the perfect balance of up-to-date modern specifications of a newly built home whilst enjoying the cottage lifestyle in this historic sought-after and thriving village. This light and airy home is found in a picturesque situation, just off the main Fore Street, where an array of amenities including a regular local bus service are only a relatively level walk away.

Location Summary (distances are approximate)

Bus Stop to Truro, St Mawes and St Austell: 20 yards. Doctors Surgery: 80 yards. Londis Shop and Post Office: 120 yards. The Kings Arms Public House: 175 yards. Carne Beach: 6 miles. St Mawes: 10 miles. Cathedral City of Truro: 8 miles. Falmouth: 18.5 miles. Cornwall Airport Newquay: 17.5 miles with regular flights to London. St Austell: 8 miles with direct rail links to London Paddington.

Location: Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an Area of Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school, the Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veryan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

A Brief Tour

Enter though a stable type entrance door to a good-sized Porch with dual aspect windows pouring in lots of light. An open way leads into an attractive Living Room featuring a mini-inglenook stone fireplace with a re-conditioned wood-burner and clome oven inset on a slate hearth and older wooden mantle over. Carpeted stairs with balustrade rise to the first floor.

An open way leads to a brand-new Kitchen comprising attractive quartz granite worktops with cupboards and drawers below. Appliances including composite one and half bowl sink with attractive mono block tap, built in oven, induction hob and extractor hood over. A door leads to a Utility Room with plumbing installed for a washer drier and a further door leads to a stylish W/C with vanity basin and back lit mirror.

On the first floor, a Landing with skylight window has doors leading to the Bedrooms and a tasteful Shower Room which has a double-glazed window, heated towel radiator, low flush W/C, vanity basin with back lit mirror over and shower cubicle with pressurised shower inset. The main Bedroom has a featured non-working fireplace and the second Bedroom has a built-in wardrobe. Both Bedrooms have skylight windows to canopied ceilings and double-glazed windows overlooking The Square with countryside views beyond.

A slate paved Fore Garden offers an outside sitting space with areas of shrub and flower bed located in front of the porch. The fore Garden faces west and collects the afternoon and evening sun.

The Restoration

The modernisation includes a newly built rear extension to replace an older one, new open beamed ceilings, re-conditioned insulated walls and floors, new electrics and low voltage lighting, newly fitted kitchen with appliances, re-positioned and newly installed staircase, newly fitted downstairs cloakroom and upstairs shower room, re-conditioned roof with re-instated solar panels and newly fitted skylight windows, new A++ EU rated electric heaters, re-conditioned wood-burner (with Hetas certificate), new carpets and wood-effect floor coverings, external rendering and landscaped fore garden.

The Secret Garden

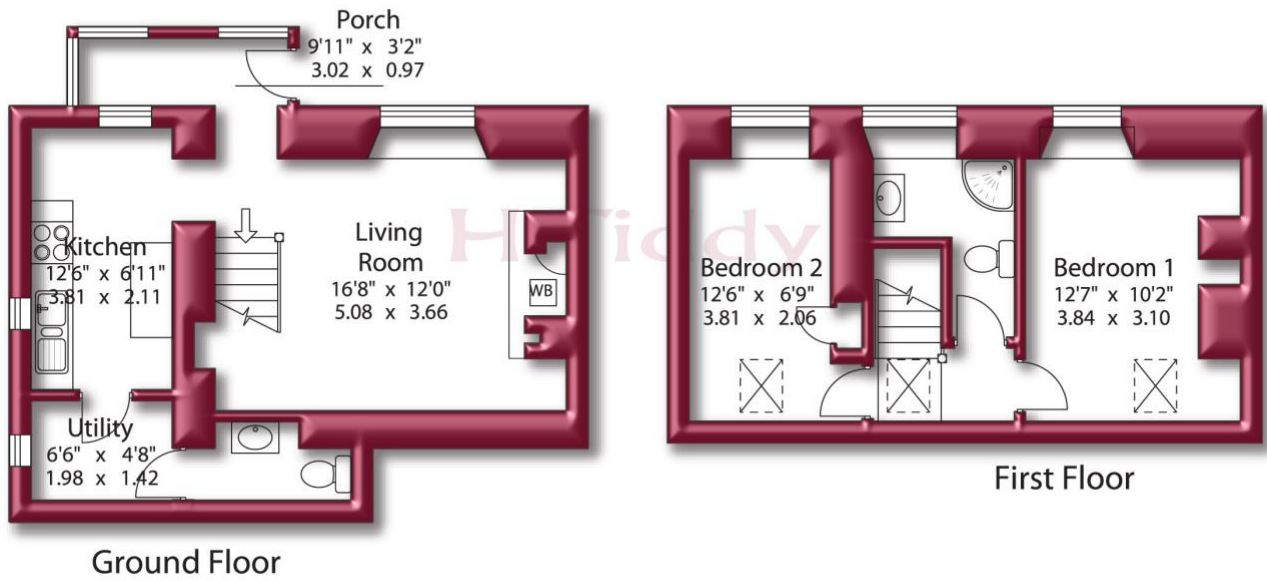
Located on opposite side of The Square to the cottage and **available by separate negotiation** is a walled garden with gravelled parking which has a pedestrian gate off The Square and vehicular access off Well Street.

Services and Material Information

Mains water, drainage and electricity. Double glazed windows. Solar Panels (in the ownership of the property). New A++ EU Rated Electric Heaters. **FTTC Broadband available:** Openreach predicted max speeds: Superfast 80Mbps; Basic 24 Mbps. **Ofcom Mobile Area Coverage Rating:** Good. **Long Term Flood Risks:** Very Low. **Energy Performance Certificate Rating:** C. **Council Tax Band:** C.



Approx Gross Internal Floor Area = 771 Sq. Feet
= 71.47 Sq. Metres



For illustrative purposes only. Not to scale.



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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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