



1 New Road, Tregony, TR2 5RY.

Accommodation

GROUND FLOOR: Entrance Hall, Living Room, Kitchen, Utility Room.
FIRST FLOOR: Bedroom One, Bedroom Two, Shower Room.
OUTSIDE: Detached Outbuilding, Enclosed Patio Garden, Parking Space.

£279,000

Viewing only by appointment with H Tiddy

1 New Road is a very attractive two bedroom traditional semi-detached cottage centrally located in this sought-after village with the rarity of having a parking space. It also has a private enclosed patio garden and a useful detached outbuilding.

The property has been sympathetically updated recently and offers comfortable and stylish accommodation. Local amenities are on the doorstep, yet the property is tucked away off the main road, offering privacy and a quiet location.

1 New Road is currently used as a long term let and has historically been used as a successful holiday let, making this cottage a superb investment. Equally, it would be suitable for the buyer looking for a permanent home in this popular village.

Location Summary – (distances and times are approximate)

St Mawes – 10 miles. Cathedral City of Truro – 8 miles. Falmouth – 18.5 miles. Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by rail. Plymouth – 47 miles. Exeter - 86 miles.

Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. Today it is flourishing again with many interesting old buildings, Church, excellent senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities 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, Probus 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.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. 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 Treliiske). 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), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.

A Brief Tour

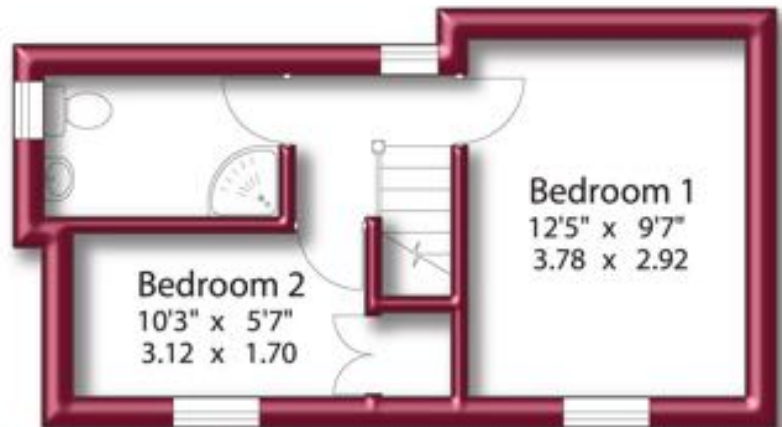
The cottage is entered through a large solid wooden front door into the entrance hall, with tiled floor, which in turn leads to the living accommodation.

The sitting room is full of character with a feature fireplace with a wood burning stove and painted beams, stairs to the first floor and a door to the well-appointed kitchen, with exposed beams, ample work space and storage. Leading off the kitchen is the utility room with plumbing for washing machine and door to the enclosed patio garden.

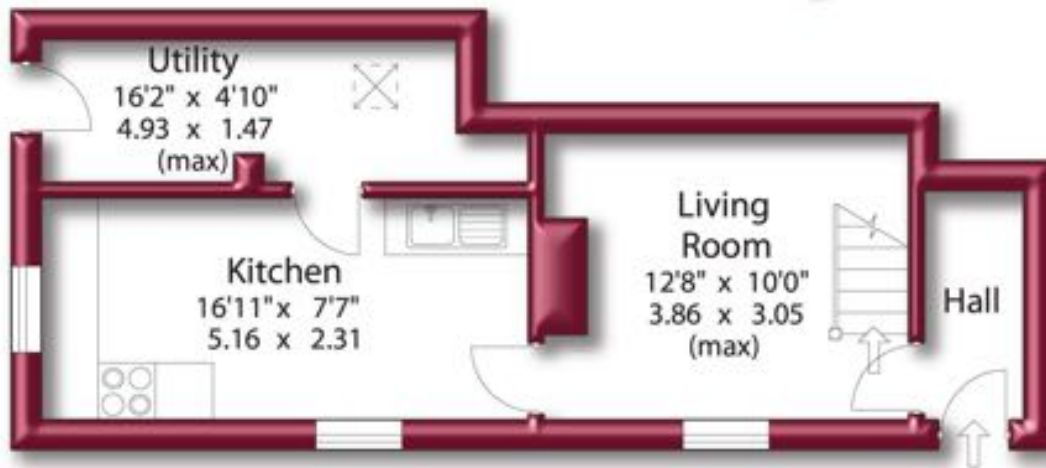
On the first floor, the stairs open to a well-proportioned landing with doors to the two bedrooms. Bedroom One is a good-sized double room, and Bedroom Two is a generous single room that could be utilised as an office / study. Also off the landing is the modern, fully tiled shower room.

Outside, the private enclosed patio garden, accessed from the utility room, is a real suntrap in the evenings, perfect for alfresco dining. A useful detached stone outbuilding provides storage at the back of the garden and just beyond is the private off-road parking space.

Approx Gross Internal Floor Area = 663 Sq. Feet
= 61.59 Sq. Metres



H Tiddy
First Floor



Ground Floor

For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and drainage. Telephone (broadband enabled) and television point.
NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating E. Council Tax Band B.

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.



