



Little Treviskey

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A detached family-sized 3-bedroom property, standing in a generous and very private plot with attractive, well-maintained mature gardens and stunning coastal views over Veryan Bay. Attached storage room / former garage, covered terrace, shed and greenhouse.

Accommodation Summary

Internal Floor Area (Including Former Garage): 1724 sq ft (160 sq m)

Ground Floor

Entrance Porch, Hallway, Living Room, Dining Room, Kitchen, Utility Room, Shower Room, Conservatory, Storage Room (Former Garage).

First Floor

Three Double Bedrooms, Family Bathroom.

Outside

Gated Driveway and tarmac Parking Area, Well Stocked Enclosed South Facing Rear Garden, Small Pond, Vegetable Plot, Covered Terrace, Greenhouse and Shed.



Description

This individual property is located on a quiet country road within walking distance of an array of wonderful coastal walks. Situated in a quiet location, with parking facilities, surrounding mature gardens and desirable views, Little Treviskey has enormous potential, subject to any relevant consents, to extend and modernise, creating a generous size family home. An early appointment to view internally is strongly advised.

The Views

Little Treviskey has inspiring views which encompass rolling countryside to the north, south and west. In a southerly direction, the views extend over Manare Point on to Veryan Bay with miles of open sea beyond. The views have to be experienced first-hand to fully appreciate the idyllic location.



Internally

Set back from the road, and accessed via a large private driveway, with space for several vehicles, Little Treviskey is set in a generous and private plot. A large entrance porch offers space to store coats and shoes, and has a door to the storage room, formerly a garage. A further door opens into the hallway which has doors to the living room, dining room, kitchen and downstairs shower room. The living room has a large window overlooking the garden and a feature stone fireplace with inset wood burner. It also has a door leading to the outside covered terrace. The dining room offers ample space for entertaining and leads to the conservatory, an ideal spot to relax in the sunshine. A well-proportioned kitchen offers ample storage space and has a useful utility room leading off.

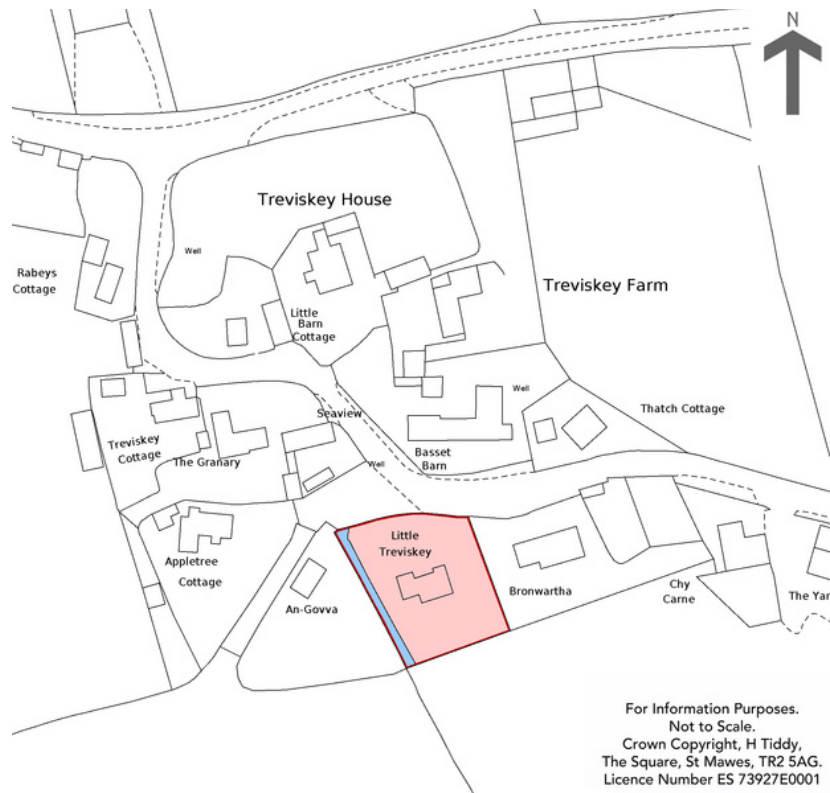
The first floor landing gives access to the three bedrooms and family bathroom. Bedrooms one and two are both generous doubles located at the rear of the house with fabulous views over the fields and further out over Veryan Bay. Bedroom three is located at the front of the house and overlooks the garden to the side. The family bathroom which would benefit from modernisation is a good size and houses the hot water tank.



Externally

(Plot Size circa 0.3 acres)

The property is surrounded on three sides by a generous and well stocked garden. A large hedge at the front of the property encloses the front section of garden and provides complete privacy and seclusion. To the side of the property are raised vegetable plots and a half-glazed greenhouse. The rear garden is predominantly laid to lawn with a small wildlife pond in one corner. With low-level fencing to the rear this ensures that the stunning views across the countryside towards the sea are maximised.





Location Summary

(Distances and times are approximate)

Portloe: 0.7 miles. South West Coastal Path: 0.8 miles. Veryan: 1.5 miles. Carne Beach: 3 miles. King Harry Ferry: 8 miles. Tregony: 3.5 miles. City of Truro: 10 miles. St Mawes: 10 miles. St Austell: 11 miles (London Paddington 4.5 hours by rail). Cornwall Airport Newquay: 20 miles (direct flights to London and other UK Regional Airports). Plymouth: 54 miles. Exeter: 88 miles.

Treviskey

Treviskey is located on the Roseland Peninsula, locally known as “The Jewel in Cornwall’s Crown” which is designated an Area of Outstanding Natural Beauty with safe sailing waters. It comprises a hamlet of traditional properties on a rural road leading down to Portloe, about three quarters of a mile distant, which is a very attractive, protected and unspoilt fishing village. Treviskey has a regular bus service to Truro whilst Portloe has a fine hotel, a public house and a church. The village of Veryan is approximately 1.5 miles, and provides an excellent primary school, Church, mini-market / post office, Tennis club and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 3.5 miles away respectively. Tregony has excellent secondary and primary schools. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is approximately 3 miles away.

Cornwall

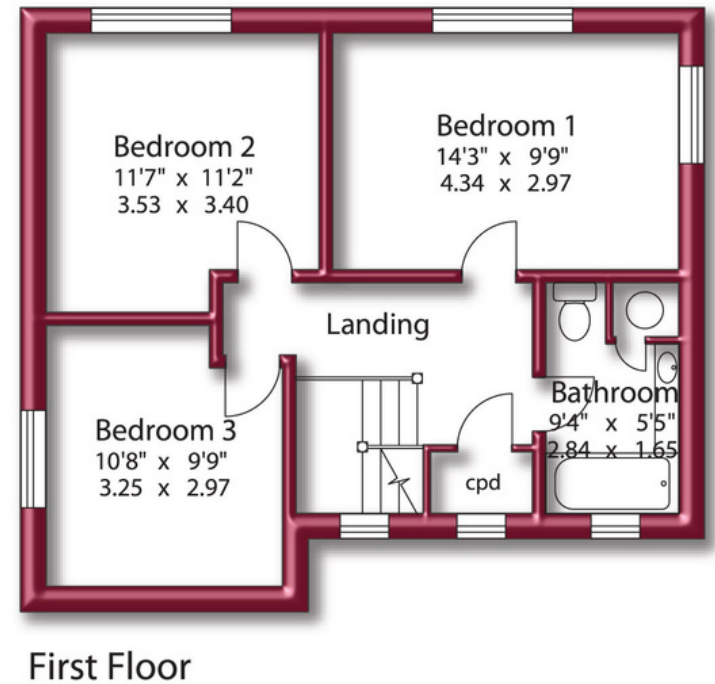
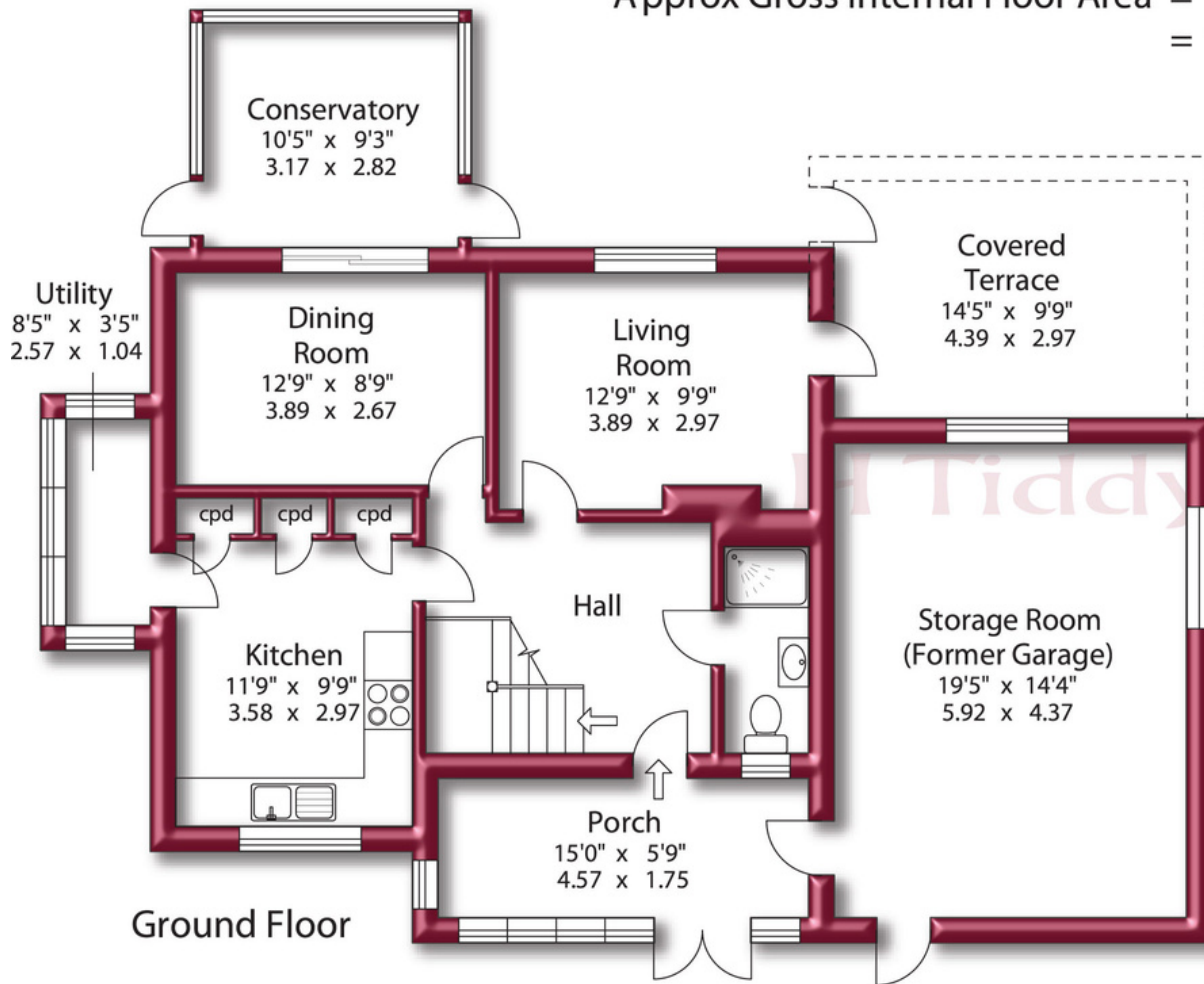
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine Dining Restaurants

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 Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Matt Haggath at the Idle Rocks, St Mawes.



Approx Gross Internal Floor Area = 1724 Sq. Feet
= 160.1 Sq. Metres



For illustrative purposes only. Not to scale.

Little Treviskey

Treviskey
Nr Portloe
Cornwall
TR2 5PN

General Information

Services and Specifications: Mains water and electricity. Private drainage. Telephone and Television points. Electric Storage Heaters.

Energy Performance Certificate Rating: E

Council Tax Band: E

Ofcom Mobile Area Coverage Rating: Good to OK

FTTC Broadband available: Openreach predicted max download speeds: Superfast 60 Mbps; Standard 24 Mbps.

Long Term Flood Risks: River/Sea: Very Low Risk. Surface Water: Very Low Risk.

Tenure: FREEHOLD.

Land Registry Title Number: CL267499

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

The Square
St Mawes
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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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