



Treviskey Cottage

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A detached family-sized 3-bedroom character Cottage, in need of modernisation, standing in a level generous plot with detached garage, car port, stone built outbuilding and greenhouse, with views over Veryan Bay.

Accommodation Summary

Internal Floor Area: (excluding Garage): 1179 sq ft (109 sq m)

Ground Floor

Entrance Porch, Kitchen, Dining Room, Living Room, Shower Room, Sun Room.

First Floor

Landing, Three Double Bedrooms.

Outside

Gated Driveway and Parking Area, Detached Garage, Car Port, Well Stocked Enclosed South Facing Rear Garden, Greenhouse and Stone Outbuilding.



Description

Treviskey Cottage is an unspoilt three bedroom detached period property dating back to the 19th century. It has a wealth of character features and is thought to have originally been two cottages, due to the presence of the inglenook fireplaces in both the living room and the dining room. The property has been extended in more recent times, with the addition of the kitchen, porch and sun room. It has also been modernised installing uPVC double glazing and oil-fired central heating. The generous, level plot of circa 0.16 acres has attractive gardens, a gated driveway with ample parking for several cars, garage, carport, greenhouse, and an old stone shed.

The Views

All three bedrooms at Treviskey Cottage enjoy beautiful rural views over the countryside and further out towards Verryan Bay. The sea views stretch along the coastline from Dodman point towards the National Trust owned Nare Head and Gull Rock, and further out over the open sea.



Internally

The entrance porch leads from the driveway into the kitchen. While the property has been very well maintained over the years, it would benefit from some modernising. Leading off the kitchen, the dining room has beautiful period features including a stone inglenook fireplace with slate hearth and clome oven, beamed ceilings and period wood panelled doors. A hallway leads off the dining room which has doors to the conservatory, bathroom, living room and a staircase rising to the first floor. The living room is a delightfully cosy room also with an inglenook fireplace with an inset log burner, clome oven, slate hearth and feature slate lintel. The sun room which is south-facing has large windows overlooking the beautiful garden. The shower room is well equipped and comprises a shower unit, low flush WC and vanity basin.

On the first floor, the staircase opens onto the landing which has doors leading to the three bedrooms. Bedroom one, a generous dual aspect double, has far reaching rural views and benefits from a vanity basin. Bedroom two is also a good-sized double with vanity basin, and stunning rural and sea views over Verryan Bay. Bedroom three is a smaller double with built in storage and views over the garden and beyond out over the countryside.



Externally

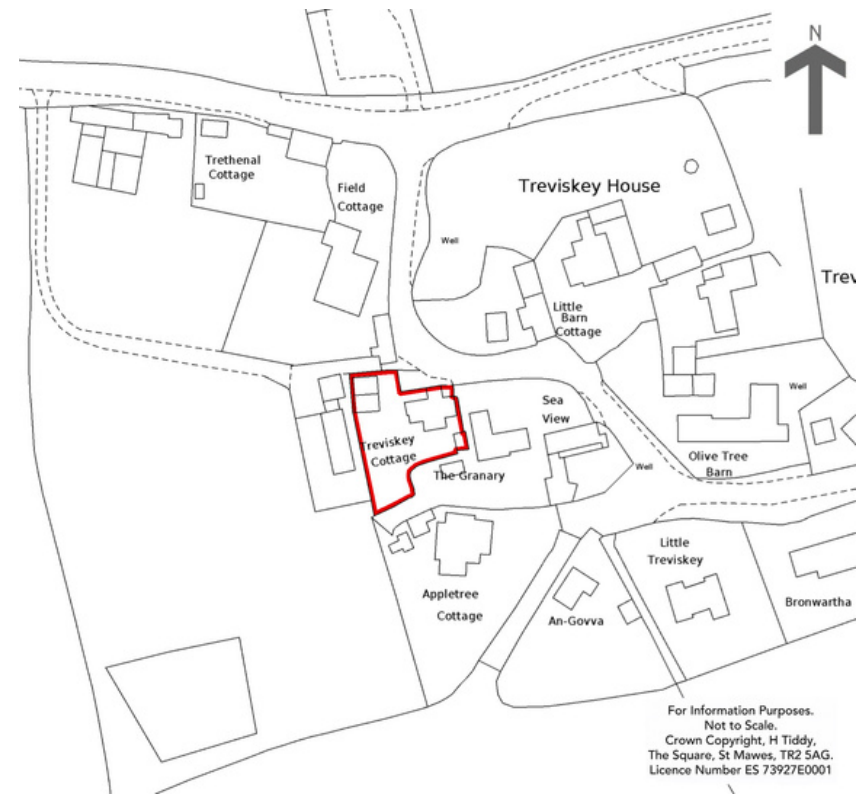
(Plot Size circa 0.16 acres)

Approached from the road, a timber five bar gate opens into a large driveway with parking for several cars. The detached garage has an up and over door, a workshop area and has power and light connected. To the side of the garage is a high ceiling car port, perfect for storing boats, a horse box or other vehicles.

The gardens to the rear and side of the cottage are predominantly laid to lawn, and feature some attractive borders and hedging, including a Cornish stone hedge. Tucked in the corner of the plot is a wonderful old stone outbuilding with a pitched slate roof which has power connected. There is also a good-sized greenhouse for those with a keen eye for gardening.

Summary

This individual period 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, Treviskey Cottage 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.





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.

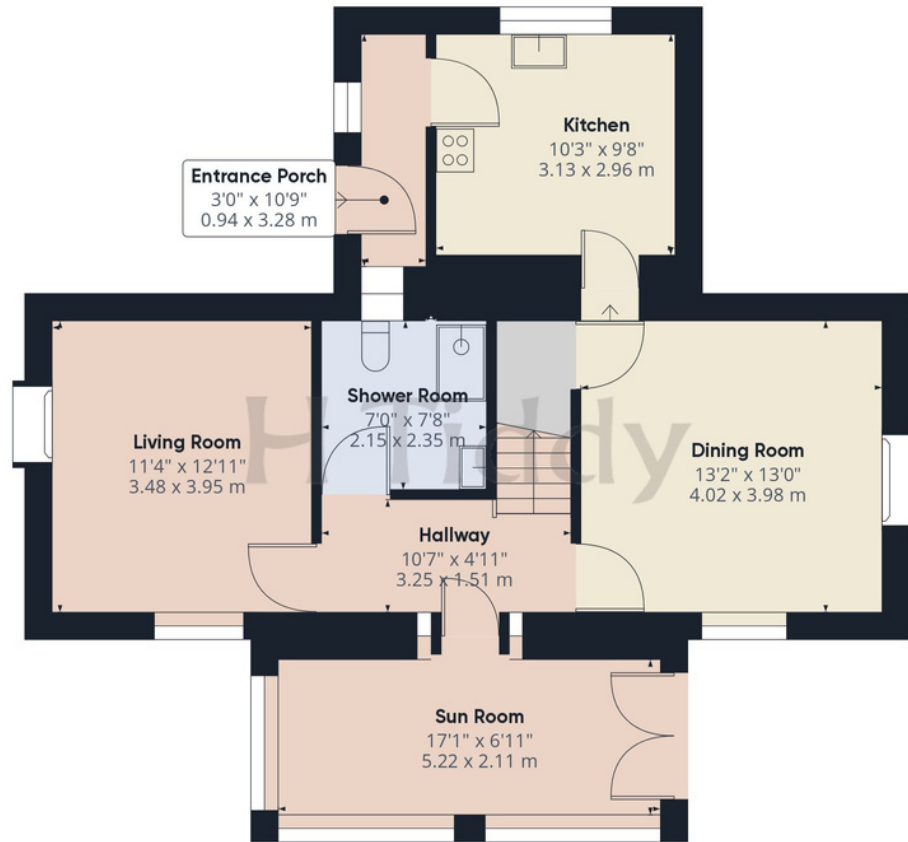
Cornwall

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.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area

1179.14 ft²

109.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Treviskey Cottage

Treviskey
Nr Portloe
Cornwall
TR2 5PN

General Information

Services and Specifications: Mains water and electricity. Private drainage. Telephone and Television points. Oil Fired Central Heating.

Energy Performance Certificate Rating: F

Council Tax Band: E

Ofcom Mobile Area Coverage Rating: Good

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: CL376234

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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St Mawes
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