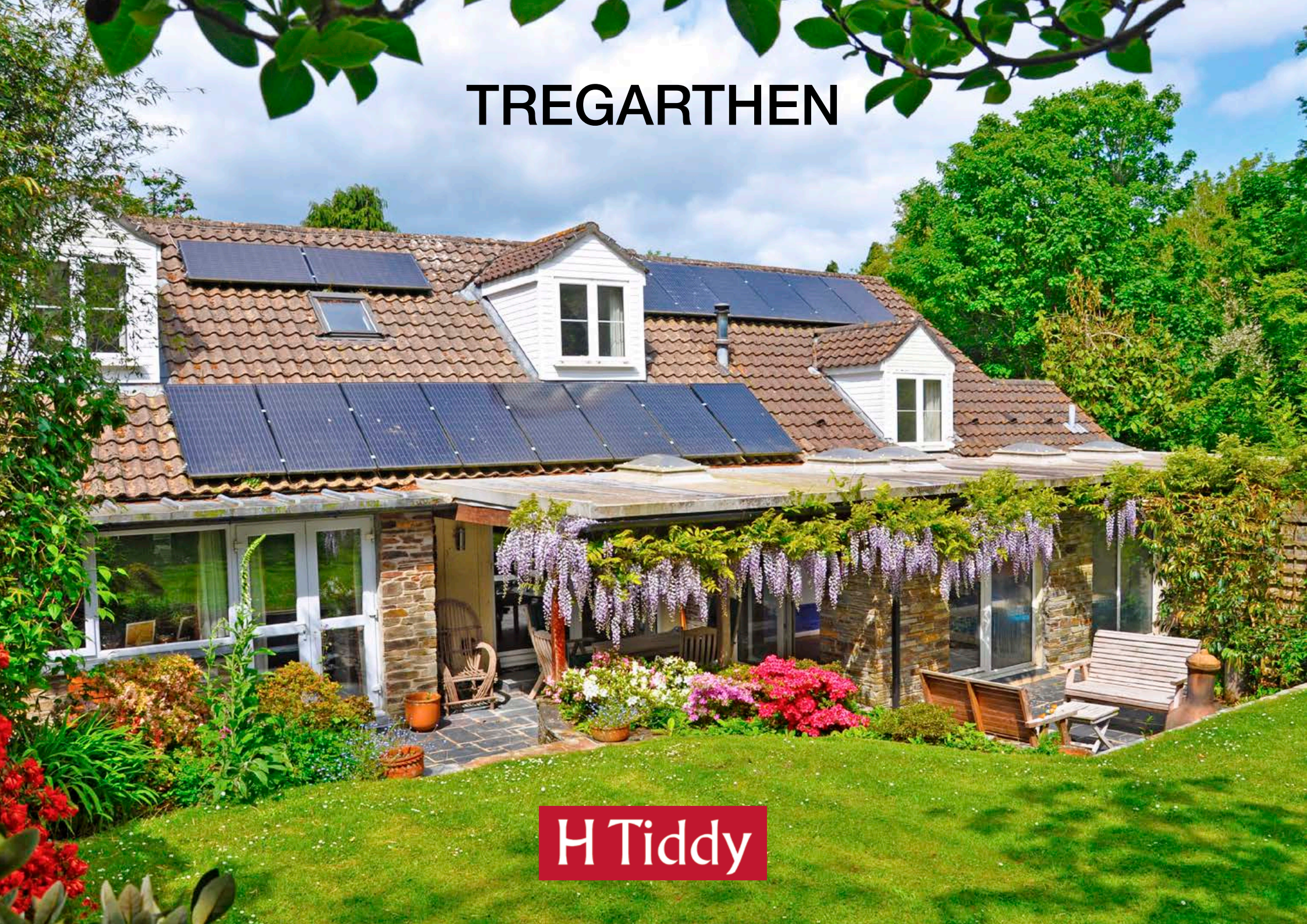


# TREGARTHEN



H Tiddy



# TREGARTHEN

VERYAN, TR2 5QA

*A haven full of beauty. Some of the finest and most colourful established grounds in the Roseland, full of beautiful mature flowers and a variety of trees including Magnolias. A pretty stream runs through the grounds, with bridges to further tropical gardens. A substantial & versatile, extremely private, detached home with double garage and ample parking tucked away in the centre of the renowned village of Veryan.*

**The accommodation comprises:**

**(Gross Internal Floor Area: 2410 sq ft / 223.8 sq m)**

**Ground Floor:** Entrance Hall, WC, Office/Bedroom Four, Kitchen/Breakfast Room, Sitting Room, Dining Area, Pool Room.

**First Floor:** Landing, Master Bedroom with En Suite Bathroom, 2 further Double Bedrooms, Jack & Jill Bathroom.

*Lower Floor: Utility Room, Double Garage (integral).*

**Outside:** Off Road Parking Area, Extensive Gardens, Various Sheds.

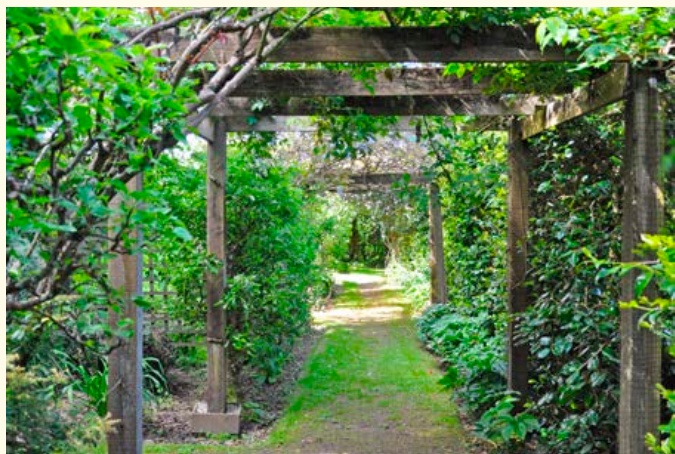
**Location summary – (distances and times are approximate)**

*Village centre: 100 yards. Pendower Beach: 1.2 miles. King Harry Ferry: 6 miles. Tregony: 4.5 miles. St Mawes: 8 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles.*

*St Austell: 13 miles (London Paddington 4 hours by direct rail).*

*Cornwall Airport Newquay: 20.5 miles (regular daily flights to London).*

*Viewing only by appointment with H Tiddy.*



**H Tiddy**

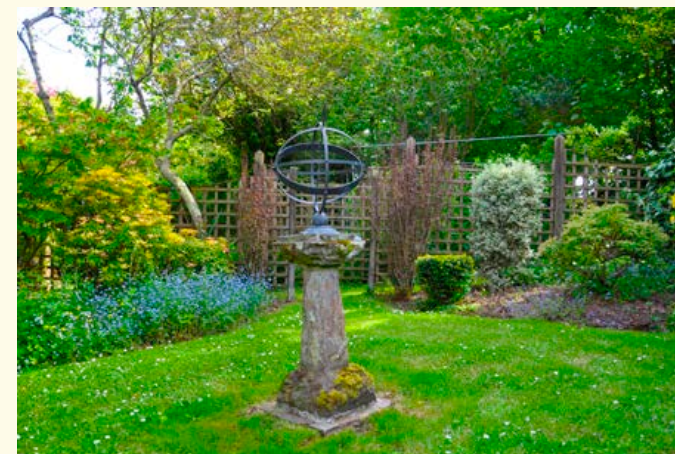
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## Historical Note

Veryan is most famous for its nineteenth century thatched Round Houses. There are five in all, two pairs of which stand at each end of the village and another in the centre. They were originally built by a missionary, named Reverend Jeremiah Trist, for his daughters. The present name of the village is a corruption of St Symphorian, the Parish saint, which in 1525 had become St Severian leading eventually to St Veryan.

Close to Veryan is Carne Beacon, a Bronze Age grass covered barrow and reputedly the burial place of the legendary 6th century chieftain, Gereint of Dumnonia from whom the nearby village of Gerrans gets its name. Not far from there is Veryan Castle, a small Iron Age hill fort.

## Veryan

Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall, and is a true village community with a post office/mini-market, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). It is also a conservation area and is approximately 1.2 miles from the unspoiled Penderow and Carne beaches. There are many lovely country walks in and around the village, and the Cornish Coastal Path is also within easy reach. The Cathedral City of Truro and administrative centre for Cornwall is 11 miles away with excellent shopping facilities. The King Harry Ferry, approximately 6 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.

## Cornwall

Cornwall has been enjoying a renaissance. The county recently leaptfrogged 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 Treliske). 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), 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.

## Description

Tregarthen is a hidden haven in central Veryan with some of the finest mature and established gardens, carefully thought through with various different zones, a true gardener's paradise. In fact, the gardens were previously opened to the public as part of the Cornwall Garden Society open gardens event. This property has been extensively extended and now offers a versatile spacious

home with good size accommodation throughout. It is tucked away and extremely private yet within central Veryan close to all the village amenities and easy access to The Roseland, an Area of Outstanding Natural Beauty.

From the road by the village shop a private lane, shared with three other properties, leads around to the house opening out into a large off-road parking area for multiple vehicles and a double garage. To the side there is a garden area with various plants and a small outbuilding for storage, with further side gardens and access around the property to the extensive rear gardens.



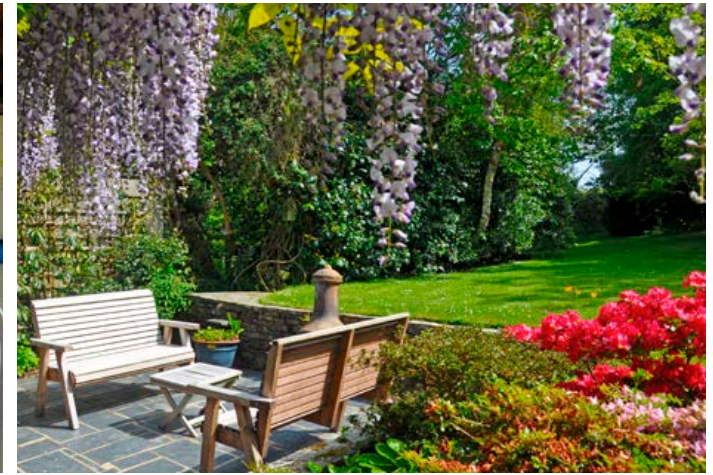
The property offers sizeable and versatile accommodation. The front door opens into the entrance hall with doors to the office / bedroom four, downstairs WC and kitchen / breakfast room with a good range of wall and floor cupboards. There is a spacious but cosy sitting room with log burner and dual aspect windows bringing in plenty of natural light and French doors looking out onto the beautiful gardens. To the rear of the sitting room (behind the staircase) is the dining area. Stairs here rise up to the first floor where there are two double bedrooms and a Jack / Jill bathroom. From the dining area, a door leads into an inner hallway with access to the kitchen and stairs to the master bedroom which is a very impressive size with built in wardrobes and also an en suite shower room. A window seat looks out over the stunning gardens.

Also, from the inner hallway, steps drop down into the utility room which is a good size with some fitted cupboards and sink unit and a cloakroom off. Doors lead into the double garage and also outside. The pool room is also off the inner hallway housing the swimming -pool with a jet at one end providing a current to swim against, (great for the children to play), with lovely views and French doors to the garden.

Overall a very spacious and versatile design, spread across three floors with huge potential to re-model and upgrade depending on lifestyle and requirements.

## Outside & Gardens

The real highlight of the property is the extensive gardens and grounds, rarely available to this magnitude. There are various areas to the gardens, including a patio seating area next to the property with beautiful mature established wisteria growing on the canopy across the property which looks out to the main garden. A good size lawn above the patio stretches and spans east to west and has a variety of mature magnolias, a real spectacle in springtime, and also various Roses, Acer trees, wild flowers and shrubs. A few steps lead past a hedgerow to crawling trellises and on to a lawned area surrounded by wild flowers and further to a large vegetable patch where there are also some fruit trees, ripe for living off the land and being self-sufficient. To the eastern side of the garden are some tropical trees





Approx Gross Internal Floor Area = 2410 Sq. Feet  
 (Excluding Garage) = 223.8 Sq. Metres



For illustrative purposes only. Not to scale.

and two wooden bridges crossing to further gardens with an idyllic stream flowing through. The additional gardens have some tropical plants and flourishing Acer trees. It is truly a gardener's paradise, unique and exceptionally hard to find on the market with gardens that you will never tire of. There are two outbuildings in the grounds which provide plenty of storage for gardening equipment etc. All the gardens are exceptionally private and offer a haven, a peaceful escape yet is only moments from the central village, offering the best of both worlds.

### General Information

**Services:** Mains water, electricity and drainage. Oil fired central heating. Solar panels with feed-in tariff. Air source heating in kitchen and living room / dining area. Telephone and television points. Broadband.

**Agents note:** The electrical circuit and appliances etc have not been tested by the agents.

**Tenure:** Freehold

**Energy Performance Certificate Rating:** E.

**Council Tax Band:** F

**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.





H Tiddy