



## **4 ELERKEY CLOSE, VERYAN, TR2 5QS.**

Accommodation  
Entrance Hall, Living Room, Kitchen, Utility,  
Two Bedrooms, Shower Room.  
Front and Rear Gardens, Garage, Driveway Parking.

**£399,950**

Freehold

Viewing only by appointment with H Tiddy

Situated in the beautiful village of Veryan, this spacious two bedroom detached bungalow is tucked away in a quiet cul de sac. With gardens to the front and rear, there is driveway parking as well as the added benefit of a garage which has potential to be incorporated into the bungalow (subject to the necessary consents). The property is in good order throughout but would benefit from some modernising and updating giving a buyer the opportunity to add their own stamp to it.

From the front door, most of the rooms lead off the entrance hallway. The kitchen, with an Aga, is of good size, leading to a very useful utility room with back door to the garden. There is a spacious 22' living dining room to the rear, again with a door leading to the rear garden. The bungalow has two double bedrooms both with built-in wardrobes and a shower room with separate shower cubicle, basin and wc.

The rear garden is of particular interest with landscaped terracing encompassing areas of lawn, Cornish stone walls and many plants including mature camelias, alongside a good size greenhouse. There is also a rear patio which is enclosed for privacy and covered for use in all weathers. Footpaths run each side of the property from front to back.

Offered with no onward chain, this presents an excellent and rare opportunity for those looking to move into this sought-after tranquil village on the Roseland Peninsula.



### 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 which is directly opposite Fairdale. 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 and Veryan Green

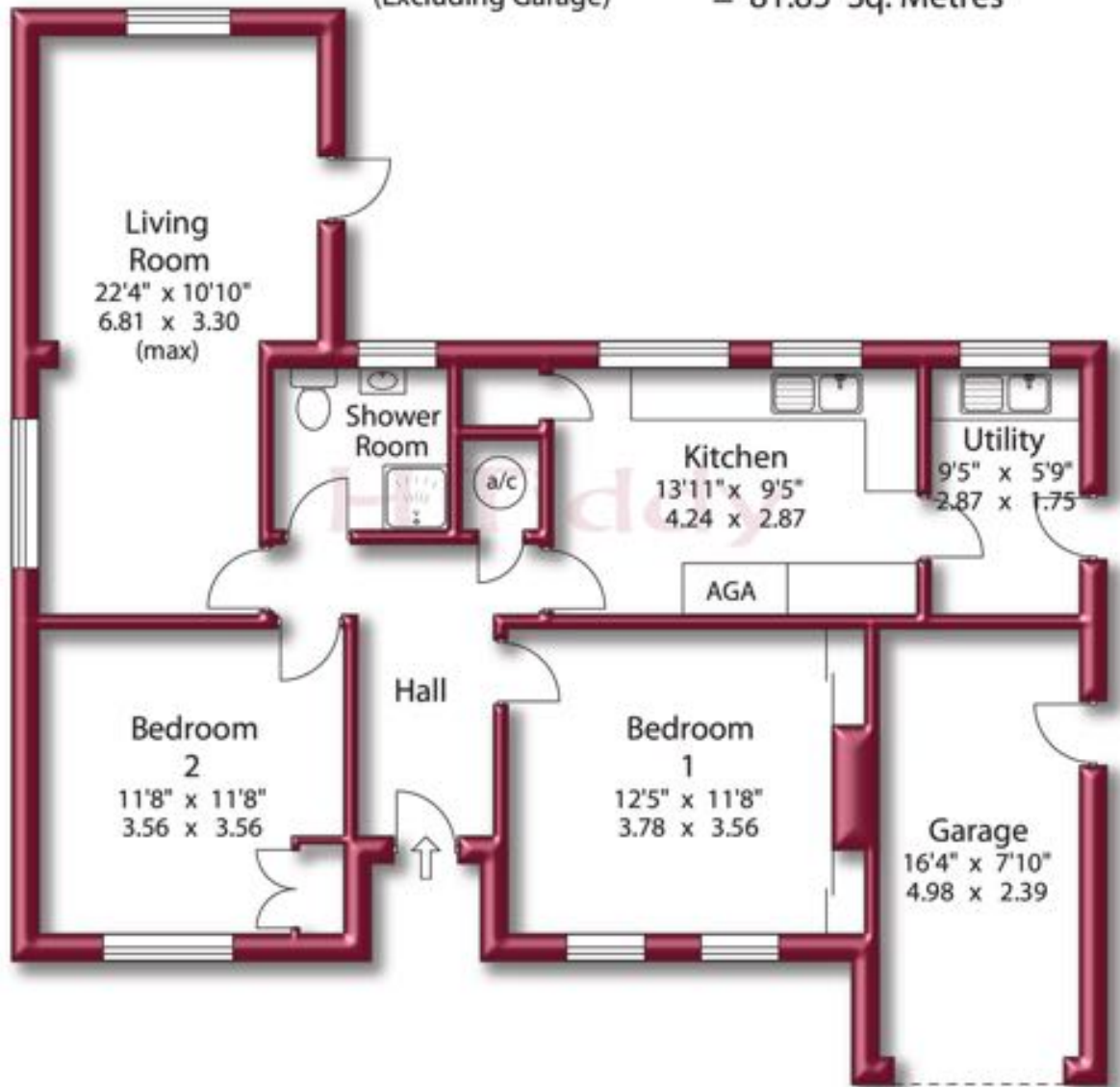
Veryan and Veryan Green comprise a most pleasant village famous for its 'Round Houses' in the beautiful Roseland Peninsula of South Cornwall, and is a true village community with a post office/mini-market within a few minutes level walk of the property, primary school, Church, an excellent pub and a Sports and Social club (including indoor bowls). There is a regular bus service from the village. It is also a conservation area and is approximately 2 miles from the unspoiled Pendower 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 12 miles away with excellent shopping facilities. The King Harry Ferry, approximately 4 miles, provides a short cut to Falmouth and leads to the far west. The sailing centre of St Mawes is within 8 miles.







Approx Gross Internal Floor Area = 883 Sq. Feet  
(Excluding Garage) = 81.85 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Electric storage heating. Oil fired Aga. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating E. Council tax band D.

### 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.

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