



## **APPLE COTTAGE, CROHANS, NR VERYAN, TR2 5PR.**

### Accommodation Summary

**GROUND FLOOR:** Porch, Entrance Hall, Kitchen / Dining Room,  
Sitting Room, Shower Room.

**FIRST FLOOR:** Bedroom, WC.

**OUTSIDE:** Ample Parking, Detached Garage, Large Detached Garden,  
Geodesic Dome, Summerhouse, Outside Shower Room, Composting WC.

Guide Price **£315,000**

Freehold

Viewing only by appointment with H Tiddy

Nestled in the charming and serene hamlet of Crohans, this one bedroom cottage is full of character and charm. It has recently been renovated to a high standard, offering comfortable and stylish living, ideally located close to several beaches as well as local shops, pubs and other amenities. The garden is detached from the property, and is generously sized. With the unique addition of a 14ft wide Geodesic Dome, the garden offers buyers plenty of space for outdoor living and entertaining.

Whether you are looking for a permanent home or a holiday retreat, this property is bound to impress.

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

Veryan village centre: 1.4 miles. Carne Beach: 2.5 miles. King Harry Ferry: 8 miles. Tregony: 3.2 miles. St Mawes: 10 miles (Falmouth 20 minutes by foot ferry). Truro: 11 miles. St Austell: 12 miles (London Paddington 4 hours by direct rail). Cornwall Airport Newquay: 29.5 miles (regular daily flights to London).

### **Crohans**

The hamlet of Crohans consists of a mere handful of properties and straddles a country lane, about a mile from the village of Veryan.

### **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 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 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.

### **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.

### **Cornwall**

The Duchy itself provides an excellent opportunity for both living full time or holiday visits with a range of accessible attractions such as the Eden Project, the Lost Gardens of Heligan, Glendurgan Gardens and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall, with a fine range of main stream stores, independent shops and the main hospital in the county (RCH Treliske).

Cornwall has good road connection out of county and there are regular direct rail links to London Paddington, with Newquay Airport always expanding their routes, both nationally and international. There is a variety of restaurants in the surrounding area, on the Roseland, ranging from fine dining with Michelin star celebrity chef in abundance through to some of the best 'fish and chip' shops and 'Pop Up' outlets like the 'Hidden Hut' at Porthcurnick Beach. Both restaurants and 'Artisan' food producers specialise in offering a large range of locally sourced products from local farm shops, whilst there is always locally sourced fish available, including famous Fal estuary oysters, lobsters and crab!

### **A Brief Tour**

Entering the cottage through the porch, a door opens to the living room, which boasts a wood burner and large windows that allow the natural light to flood into the room. The beamed ceiling adds character and warmth to the space, creating a cosy atmosphere that is perfect for relaxing. A half staircase rises to the kitchen which is equipped with modern appliances and ample cabinet space. On this level is a recently renovated shower room.

Upstairs, the bedroom is generously sized and features a large built-in wardrobe and en-suite WC. The bedroom is light and airy with large dual aspect windows.

To the front of the property is a small courtyard, perfect for enjoying a morning coffee.

In addition to its charming interior, this cottage also boasts a large and beautiful garden, complete with a stunning geodesic dome. As you enter through the garden gate, you'll be greeted by a variety of flowering plants and specimen trees. The garden is perfect for those who love to spend outdoors, with ample space for gardening, relaxing and entertaining guests. The geodesic dome is a true highlight of the garden with its unique mirrored exterior and spacious interior. It's perfect for those who want to enjoy the beauty of nature while also

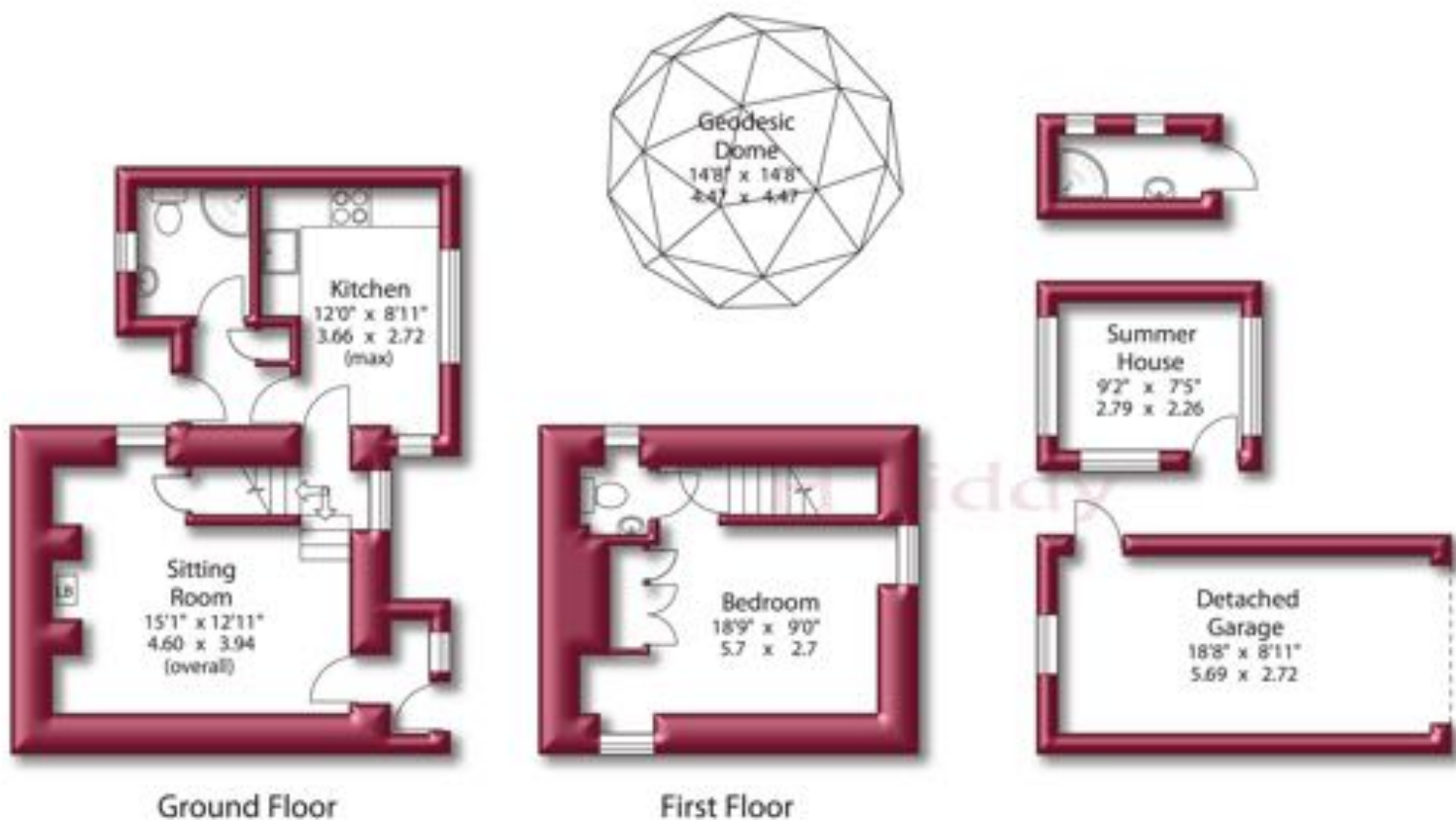
being protected from the elements. Inside the dome is a carpeted floor and flexible space for use as an outside dining room, reading room or yoga studio – the choice is yours.

As you explore the garden, you'll also discover a delightful summerhouse tucked away in one corner. This little oasis is fully insulated with double glazed windows and power, and offers the perfect

spot to relax and unwind after a long day. The separate shower room and composting WC offer practical and eco-friendly solutions for everyday living.

This immaculately presented cottage is truly a paradise for nature lovers, and offers the rare combination of peace and tranquillity while being only moments from the village centre of Veryan.

Approx Gross Internal Floor Area = 578 Sq. Feet  
= 53.69 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water and electricity. Private drainage. Electric panel heaters. 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 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.

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