

**ROSE COTTAGE (STUDIO YSELLA), TREWORTHAL,  
THE ROSELAND PENINSULA, TRURO, CORNWALL, TR2 5LR.**



Those looking for a traditional Cornish country cottage that requires restoration and modernisation and which has a wealth of character will appreciate this charming property. Attached on one side only, with the attributes of being detached, the cottage is located in a quiet hamlet, adjoining and overlooking miles of open countryside towards the coast. The property is also within approximately 1.5 miles of the acclaimed Pendower Beach and the Cornwall Coast Path. Character features include small-pane windows with slate sills, beamed ceilings, and an inglenook fireplace with woodburning stove. The cottage is suitable as a permanent or holiday home.

### Accommodation Summary

The accommodation comprises: Ground Floor: Sitting Room, Kitchen / Diner, Rear Porch, Shower Room. First Floor: Bedroom 1, walk-through Bedroom 2. Outside: Garden Store, Rear Garden with sunny southerly aspect.

Guide Price: **£275,000** Freehold

Viewing only by appointment with H Tiddy

## Location Summary (distances and times are approximate)

Pendower Beach: 1.5 miles. The Roseland Inn, Philleigh: 1.2 miles. Portscatho: 3.5 miles. King Harry Ferry: 3.2 miles. Tregony: 5.5 miles. St Mawes: 6 miles. Truro: 14 miles by road or 8 miles via car ferry. Falmouth: 24 miles by car ferry. Cornwall Airport Newquay: 22 miles with regular flights to London and other regional UK airports. St Austell: 13.5 miles with London Paddington 4.5 hours by direct rail.

## Treworthal

Treworthal is a pretty and unspoilt rural hamlet, located centrally in the Roseland Peninsula, an area of outstanding natural beauty, with many beautiful walks on the doorstep. Around 1.5 miles distant is the stunning coastline including a number of sandy beaches and boatyards. There are popular primary schools in the nearby villages of Gerrans, Veryan, St Mawes and Tregony, which also has an Ofsted rated 'excellent' secondary school. Treworthal is near the village of Philleigh with its Parish church and the well-known 'Roseland Inn' pub. Just over 3 miles away is the King Harry Ferry, which provides convenient access to Falmouth and the south-west of the county. Other nearby scenic attractions include the nature reserve at the saltings at Ruan Laniorne.

## Accommodation Details

(dimensions are approximate)

### Ground Floor

Sitting Room 12'5 x 10'9 plus recess  
Glazed door. Inglenook fireplace with woodburner (requiring attention) and clome oven. Beamed ceiling. Italian style Travertine floor. Alcove. Window seat in depth of wall overlooking the rear. Storage Heater. Stairs to First Floor. Steps to:

Kitchen Diner 13'2 x 8'2  
Double bowl single drainer ceramic sink unit with mixer tap. Beamed ceiling. Two windows to the front elevation. Storage Heater. Italian style Travertine floor. Door to:

Rear Porch  
Door to rear gardens. Window. Door to:

Shower Room  
Shower cubicle with electric shower unit, wash hand basin with tiled splashback, and low flush wc. Electric heated towel rail. Window to rear. Extractor fan.

### First Floor

Bedroom 2 12'6 x 11'5  
Stairs with balustrade to Ground Floor. Windows to front and rear with rural views. Canopied ceiling. Two recess / storage spaces. Opening and steps down to:

Bedroom 1 13'5 x 8'5  
Canopied ceiling. Storage heater. Window to rear with a slate sill and countryside views. Hatch to roof space.

## Outside

The gardens lie to the rear and enjoy a sunny southerly aspect. Offering relative privacy but requiring tending and nurturing, there are pathways, gravelled patio area, a lean-to garden store and a raised garden which could be ideal as an area of lawn.

The garden is enclosed by some fencing plus a Cornish stone hedge which adjoins and overlooks open farmland with superb uninterrupted countryside views in an Area of Outstanding Natural Beauty.

### Directions

On the main Tregony to St Mawes road, at Ruan High Lanes, take the rural road towards the King Harry Ferry and Philleigh. After about 1.5 miles, turn left signposted Treworthal (and Treworlas). In the centre of Treworthal, proceed round a sharp left-hand bend and park on the rural road. Walk down the unmade lane, bear round to the right where the cottage can be found to the left.

## General Information

**Services:** Mains electricity, water and private drainage. NB: The electrical circuit, appliances and heaters have not been tested by the agents.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** C

**Broadband:** Ultrafast FTTP Broadband available. Openreach predicted max download speeds: Ultrafast 1000 Mbps; Standard 24 Mbps. Superfast 1Mbps.

**Ofcom Mobile Area Coverage Rating:** Good depending on provider

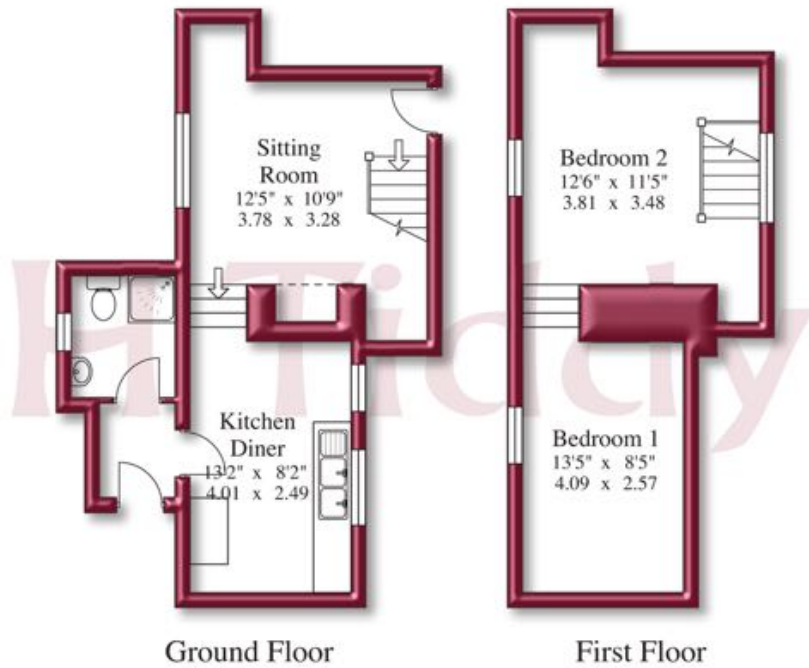
**GOV.UK Long-Term-Flood-Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Title:** Freehold

**Land Registry Title Number:** CL65426.

**Vehicular and Pedestrian right of Way:** With reference to the title plan below.

"TOGETHER with such rights of way as the Vendor has hitherto enjoyed and can grant with or without vehicles and at all times and for all purposes over and along the pieces or parcels of land leading to the property hereby assured and for identification purposes coloured Yellow on the said plan drawn hereon to obtain access to and from the said property hereby conveyed."



For illustrative purposes only. Not to scale.

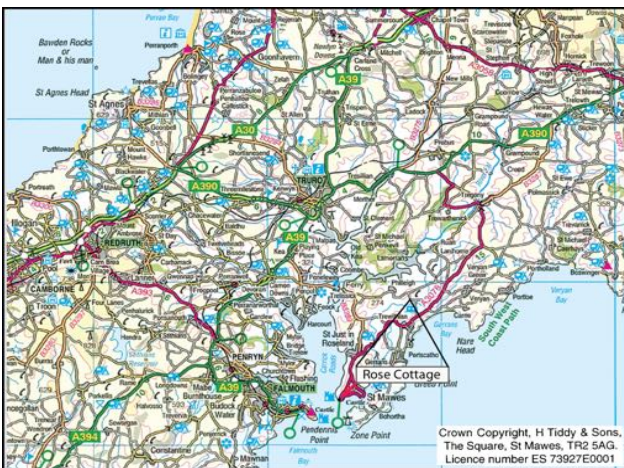


**Important Notice:**

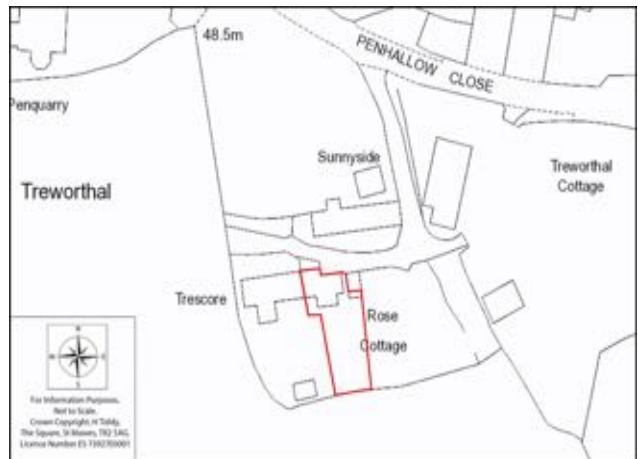
Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system 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 for further information and to 'check long term flood risks'.

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