Dovecote

Dovecote, Treveague, Gorran, St Austell, Cornwall, PL26 6NY

Gorran Haven ½ mile Hemmick Beach ½ mile Mevagissey 2.5 miles St Austell 9 miles Truro 15 miles

A detached residential cottage with dedicated parking and garden in a sought after area at Treveague near Gorran Haven

- LOT 1 (RED) – DOVECOTE
- Detached 2 Bedroom Cottage
- Parking & Outside Space
- LOT 2 (BLUE) – End Terrace 3 Bedroom Cottage
- Garden & Parking Area
- LOT 3 (GREEN) – 3 Bedroom Terraced House
- Garden & Parking
- LOT 4 (YELLOW) – End Terrace 2 Bedroom Cottage
- Parking, Outside Space & Useful Outbuilding
- Freehold. No Forward Chains

Guide Price £275,000

METHOD OF SALE AND PRICING
Each of the properties are offered for sale by private treaty as independent residential properties.

LOT 1 (RED) GUIDE PRICE £275,000
LOT 2 (BLUE) GUIDE PRICE £325,000
LOT 3 (GREEN) GUIDE PRICE £335,000
LOT 4 (YELLOW) GUIDE PRICE £250,000

SITUATION
Dovecote is situated in a sought after area at the rural "hamlet" of Treveague near the south Cornish coast. Indeed, the coastal village of Gorran Haven with its beach and harbour wall and the attractive beach of Hemmick are only about ½ mile to walk and there are numerous scenic walks in the area. Gorran Churchtown with is general stores, public house, primary school, church and cricket club is only about a mile to the north and more comprehensive services can be found at St Austell about 9 miles and the cathedral city of Truro about 15 miles, being the commercial and retail centre of Cornwall. From St Austell there is a station on the London Paddington line.

LOT 1 (RED) – DOVECOTE
A detached residential cottage with open plan Kitchen/Dining/Living Room, long Conservatory, downstairs Double Bedroom with adjacent Shower Room, and balustrade stairs to first floor Bedroom. Outside is a dedicated parking area for two vehicles and to the side further areas for sitting out and/or for the creation of a garden.

LOT 2 (BLUE) – FOXES DEN
A well-presented end terrace two-storey residential cottage with on the ground floor, an open plan Kitchen/Dining/Living Room and Bedroom with En Suite. On the first floor, off a galleried Landing over are two further Bedrooms each of which benefit from their own En Suites.

Foxes Den benefits from its own recreational garden area within which there is space for the parking of vehicles.

LOT 3 (GREEN) – SQUIRREL'S DRAY
The largest of the four properties extending to about xxxx sq ft, Squirrel's Dray presents on the ground floor, a spacious Living Room with Kitchen/Dining Room off, a good sized Bedroom with En Suite, and on the first floor, off an impressive galleried Landing are two further Double Bedrooms which also benefit from their own En Suite facilities.

Outside adjacent to the communal courtyard are dedicated parking spaces for 2 vehicles and to the south a wall and hedged a garden area laid to lawn within which is a timber and Upvc clad Outbuilding (previously a Spa Room) – perhaps offering potential for the adaption and use as an office, hobbies room, or even as a garden chalet, subject to any necessary consents or approvals.

LOT 4 (YELLOW) – OWL'S ROOST
An end terrace two-storey cottage. On the ground floor is an open plan Kitchen/Dining/Living Room with storage facilities off, and on the first floor, two Bedrooms and a Bathroom.

Adjoining outside is a designated garden courtyard area, which currently paved, within which is a useful good sized timber and corrugated fibre cement General Purpose Building which is currently used for storage and as a workshop.

Owl's Roost also has two dedicated car parking spaces.

TENURE AND POSSESSION
Freehold.

COMPLETION
Available from 1st November onwards.

BOUNDARIES AND PLAN
The attached plan highlights each property. This plan is for identification purposes only, is not to scale and not to be relied upon.

The Purchaser of Lot 3 (Squirrel's Dray) will be required to erect a hedge in the gap between points H and G.

RIGHTS OF WAY
The properties are approached over a private right of way.

COMMUNAL AREAS
The shaded areas on the attached plan for identification purposes only will be communal.

OUTGOINGS
Currently the properties are business rated. Current rateable value £xxxx

VIEWING
Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Please note that viewings will be at specified times on Fridays and Saturdays.

DIRECTIONS
From The Lost Gardens of Heligan, travel southwards towards Gorran and drive to the village. Pass the Barley Sheaf and Gorran Stores, follow the road down into the shallow valley and at the top of the hill turn right towards Boswinger. Pass the primary school and at the crossroads turn left towards Penare and Treveague Farm. Drive for about a third of a mile and where the road bears to the right, continue straight on towards Treveague Farm Cottages. Ignore the turning to the right towards Treveague Farm Campsite and continue down the hill where there is a sign to the right to Foxes Den, Squirrel's Drey and Owl's Roost.

SERVICES
Lot 1: Independent mains water supply connected. Independent mains electricity supply to be connected. Shared private drainage system. Oil-fired central heating.

Lots 2, 3 & 4: Independent mains water and electricity supplies to be connected. Shared private drainage. Oil-fired central heating.

Broadband: Standard and Ultrafast available (Ofcom). EE, Three and 02 good outdoor and variable indoor, and Vodaphone good outdoor (Ofcom)

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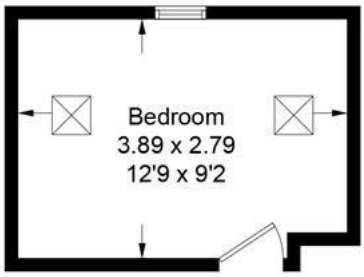
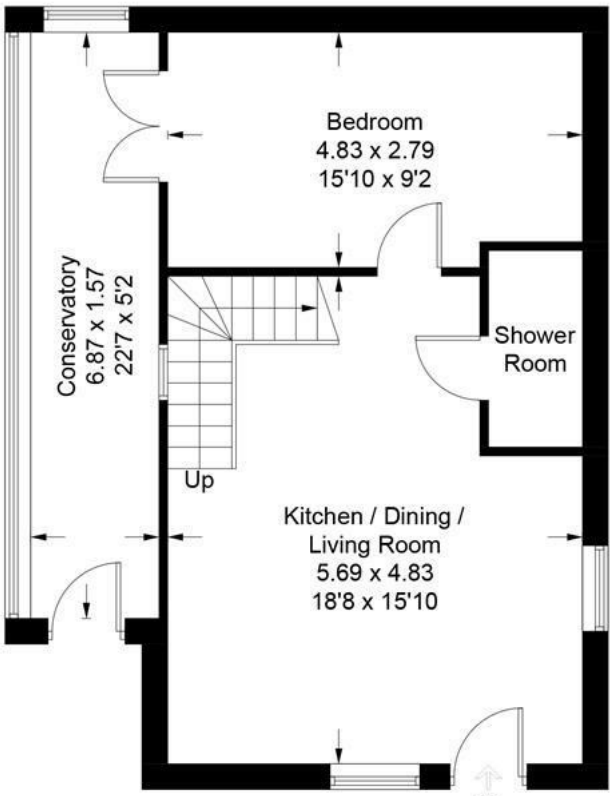
Approximate Gross Internal Area = 62.5 sq m / 673 sq ft



First Floor

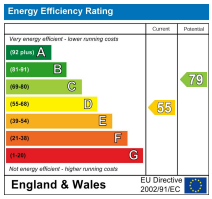


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316144)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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