

FOR SALE

Guide Price - £600,000 Freehold



*Sales & Letting Agents*

**Lewis Haughton Wills**

# Tolcarnewartha Cottage Tolcarn Wartha, Nr Porkellis HELSTON, Cornwall. TR13 0HX

## ABOUT THE PROPERTY

An extremely rare opportunity to purchase this delightful, detached, mellow stone property located in a rural position enjoying delightful views over the surrounding countryside. Tolcarn Wartha Cottage is believed to have been built around circa 1850 and boasts many characteristic features you would expect to find from a property of this period. Upon entering the property via the gothic-style front door you step into a large open plan lounge/diner with two inglenook granite fireplaces along with three windows overlooking the pretty gardens with shutters with two having window seats. From the lounge/diner access is gained to the kitchen and side entrance with its exposed stone walls. To the first floor is the master bedroom, considered to be of a generous size with step down from the dressing area where you can appreciate the excellent rural outlook as well as bi-folding doors accessing the balcony. The high ceiling and exposed roof timbers and velux windows give a great deal of natural light and has its own access to an ensuite. Throughout, the accommodation benefits from an air source heat pump which is responsible for heating and domestic hot water. Externally, well-tended gardens have various gravelled areas with low maintenance in mind plus a lawned garden immediately to the front of the property, all of which are well stocked with a good range of shrubs and raised borders. Parking facilities are also found to the front of the property for approximately three vehicles.

## FEATURES

- A beautiful detached idyllic character cottage
- Located in a delightful off-the-beaten-track rural position
- Feature lounge/diner with shutter windows and inglenook fireplaces
- Four first floor bedrooms, two with ensuite
- Master bedroom enjoying rural views with bi-folding doors leading to balcony
- Pretty well stocked gardens
- Off-road parking for several vehicles
- FTTP Broadband
- COUNCIL TAX BAND - D
- EPC - E





## ROOM DESCRIPTIONS

### ENTRANCE VESTIBULE

Doorway to exterior with window over with exposed stone walls, flagstone granite floor. Access through to:

### KITCHEN

16' 0" x 7' 7" (4.88m x 2.31m) Window to rear elevation with windows to side elevation, one and a quarter sink unit with mixer tap, a good range of base and wall mounted storage cupboards, a range of work surfaces, built-in double oven and hob with stainless steel extractor over, space for dishwasher, tiled floor, beamed ceiling, part exposed stone wall and wall panelling, staircase to first floor. Archway giving access to:

### LOUNGE/DINER

26' 3" x 12' 8" (8.00m x 3.86m) Three windows to front elevation - two with window seats, all of which have feature shutters. Attractive gothic-style doorway to exterior, wood floor, built-in storage cupboard, radiators, two inglenook fireplaces one with a woodburner the other with a Rayburn (which is currently not functional), built-in TV and shelf with storage under, exposed wall timbers, dimmer switch.

### BASEMENT AREA

39' 0" x 12' 0" (11.89m x 3.66m) Light and power. Some limited headroom

### FIRST FLOOR LANDING

Inset downlights, Velux window. Access to:

### FAMILY BATHROOM

8' 9" x 5' 8" (2.67m x 1.73m) Velux window, a white suite comprising handgrip bath with tiled surround and shelf, extractor, dual flush close coupled WC, vanity wash hand basin with storage cupboards under, part tiled walls, tiled floor, chrome heated towel rail, built-in storage cupboard with high storage over, wall heater.

### BEDROOM ONE

12' 8" x 9' 7" (3.86m x 2.92m) Window to front elevation with exposed stone wall, radiator, built-in storage cupboards (one housing the water tank), access to roof space.

### ENSUITE

5' 7" x 9' 1" (1.70m x 2.77m) narrowing to 6' 11" (2.11m) Velux window, shower cubicle, vanity wash hand basin with storage cupboard under, close coupled WC, tiled floor, part tiled walls, deep window sill enjoying rural views, wall heater.

### BEDROOM TWO

9' 1" x 5' 4" (2.77m x 1.63m) Window to front elevation with tiled sill, radiator, wood beam, four inset glass wall bricks

### BEDROOM THREE

9' 10" x 8' 9" (3.00m x 2.67m) Window to front elevation tiled sill, radiator, exposed beams, feature open fireplace with exposed granite to side, high recess shelf.



## ROOM DESCRIPTIONS

### BEDROOM FOUR

16' 1" x 14' 1" (4.90m x 4.29m) Feature bi-folding wooden doors leading out to the balcony where you can enjoy the delightful rural views as well as overlooking the pretty garden. Stable door to side, radiator, high ceilings with exposed beams. Velux window. Step up to:

### DRESSING AREA

(L-shaped) Velux windows, radiator, down lighters. Small access to roof space.

### ENSUITE

7' 9" x 6' 5" (2.36m x 1.96m) (L-shaped) Window to rear elevation, oval wash hand basin, double storage cupboard under, WC with concealed cistern, shower cubicle, double storage cupboard with plumbing for washing machine and storage for tumble dryer, tiled floor, down lighters, radiator.

## EXTERIOR

Exterior upon entering Tolcarn Wartha Cottage there are parking facilities for approximately three vehicles in the gravelled driveway. A small gateway gives access to the front garden laid to lawn on the right-hand side with a granite walkway leading to the property. The front garden has a good range of shrubs and raised borders with natural Cornish stone walls with various sitting areas throughout the garden along with a feature ornate pond. Accessed via the side of the property is the side entrance this leads round to the rear of the property with a concrete path and step up to an extensive gravelled area divided into three tiers and boasts further shrubs and sitting areas enjoying the rural outlook, outside lighting and pathway by the side to the rear again has further gravelled sitting areas and natural Cornish stone walls.





### AGENTS NOTE

**SERVICES:** The following services are available at the property however we have not verified connection, mains electricity, mains water, private drainage, Fast fibre broadband subject to tariffs and regulations.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.











## FLOORPLAN



**EPC**

