

FOR SALE

Guide Price £695,000 Freehold



*Estate Agents*

**Lewis Haughton**

Brooklands, Tregaswith, Newquay,  
Cornwall. TR8 4JG

## Description

A fantastic opportunity to acquire a stunning four bedroom Grade II Listed cottage standing in very good size gardens located on a quiet country lane as well as a fabulous separate log cabin in its own private gardens which could provide multi-generational living, located just six miles from Newquay and convenient for Cornwall Airport.

This delightful property offers character features including exposed wood beams, window seats, windowsills, skirtings, architraves and some old ledged and braced doors. The beautifully restored accommodation is warmed by oil fired central heating with double glazing, and is arranged over two floors. There is a delightful dual aspect sitting room with log burner standing in a fireplace with granite pillars, a separate 14' long dining room and further small office/store with a slate stone cold store shelf. A hinged folding door leads from the dining room to an impressive large triple aspect kitchen/breakfast room with a stable door to outside, it has numerous handmade fitted cupboards, large range cooker and space for dishwasher, fridge, freezer and washing machine.

Stairs lead to the first floor split level landing providing access to four generous bedrooms all with a lovely country aspect, two with original timber



floorboards. There is a superb spacious family bathroom with oak flooring, a traditional white suite comprising a claw foot roll top freestanding bath, WC, large corner shower cubicle and pedestal basin.

The plot extends to about 0.26 acres including a delightful private, fully enclosed south facing rear garden which is complimented to the front by a beautiful, well established cottage garden with numerous trees & shrubs.

The log cabin has its own well maintained private gardens to the front & rear, the rear is also south facing & lends itself to hours of entertaining with its triple bifold doors.

Adjoining the property is a small piece of land used by the owner for additional parking which is rented from the neighbouring farmer. There is scope to form additional off road parking and a possible garage subject to planning consents.

#### FEATURES

- Superbly refurbished detached cottage
- Country setting Good size plot
- Fantastic log cabin
- 4 bedrooms all with countryside views
- Convenient for A30 Near to Newquay Airport
- Rural yet accessible
- Close to Mawgan Porth & Watergate Beaches
- Beautiful Gardens





## ROOM DESCRIPTIONS

### THE ACCOMMODATION - all dimensions approximate

#### FRONT APPROACH

From the quiet country lane, two separate wooden picket gates lead to enclosed well stocked and well manicured gardens with slate chippings and an array of plants and shrubs including fuchsias, a dracaena palm and rose bush and orange crocosmia.

#### The Accommodation comprises (all dimensions approximate)

Painted wooden front door leads to:

#### Dining Room

4.35m x 3.77m (14' 3" x 12' 4") Beamed ceiling, feature exposed stonework, window to front with attractive wood window seat,, double radiator, stained timber staircase with balustrade leading to first floor with storage cupboard beneath. Walk-through to

#### Sitting Room

4.4m x 3.8m (14' 5" x 12' 6") Lovely dual aspect room with granite fireplace and log burner with slate hearth, windows to front and rear elevation, beamed ceiling, double radiator, exposed stonework feature to walls, two window seats beneath windows.

#### Kitchen Breakfast Room

5.5m x 3.31m (18' 1" x 10' 10") An extremely good sized triple aspect room, with windows to three sides. A good range of floor and wall mounted wood fronted drawers and cupboards with granite effect work surfaces, one and a half bowl ceramic sink and drainer unit with antique style mixer tap, complementary ceramic tiling, Rangemaster electric cooking range with large extractor above, exposed stonework to walls, beamed ceiling,

quarry tiled floor, integrated window seat with deep drawers beneath. Space and plumbing for washing machine, dishwasher, fridge, and freezer. Stable style door to patio.

#### Storeroom

2.77m x 1.5m (9' 1" x 4' 11") Accessed from dining room.

#### FIRST FLOOR

#### Landing

Part exposed roof truss, double radiator, steps lead up to upper level with window to side and loft access hatch. Doors to:

#### Bedroom One

3.9m x 3.6m (12' 10" x 11' 10") with canopy ceiling, wood floor, and windowsill, views to the front over open farmland, ceramic sink set in vanity unit with antique style taps, painted stone walls, former fireplace with slate half, double radiator.

#### Bedroom Two

3.3m x 2.7m (10' 10" x 8' 10") View over open farmland, timber window cell, part exposed roof truss, room narrows slightly to allow for staircase.

#### Bedroom Three

3.87m x 3.76m (12' 8" x 12' 4") A good sized room with exposed wood floorboards and windowsill, views over farmland, canopy ceiling, double radiator. Hot and cold plumbing in situ for wash hand basin.

#### Bedroom Four

3.17m x 2.5m (10' 5" x 8' 2") Window to rear enjoying lovely distant countryside views. Double radiator





## ROOM DESCRIPTIONS

### Family Bathroom

2.9m x 2.1m (9' 6" x 6' 11") A traditional style white bathroom suite comprising pedestal wash hand basin with antique style taps, fantastic roll top bath with claw and ball feet and antique style mixer tap with shower attachment and low level flush WC. Oversized quadrant shower cubicle with Mira mixer shower. Complementary ceramic tiling to majority of the room. Wood flooring, recessed lighting, heated towel rail.

### Rear Garden

A large paved patio area is ideal for entertaining being a real trap, and is complemented by a lovely expanse of lawn with two mature apple trees. Outside high-level flush WC. From the patio area, concrete path leads through wooden picket gate and steps lead up to:

### Rented Parking Area

Storage Shed 16' x 10' 3 (external dimensions) timber clad elevations with personnel door to one end and sloping mineral felt roof. Gravel chipped parking area suitable for parking a number of cars, bounded by a post and rail fence with five bar gate leading to the council lane.

### LOG CABIN

Situated to the rear of this property behind a timber fence and high manicured escalonia hedge is a well appointed log cabin and further and static caravan with delightful relatively level enclosed garden areas. The log cabin is insulated and of timber construction with shallow pitched felt tiled roof benefitting from double glazing, underfloor heating, recessed lighting and stunning large bi-folding doors to the patio.

### Utility Room

3.87m x 3.7m (12' 8" x 12' 2") Extremely useful room

comprising range of cupboards with stone effect work surfaces and stainless steel sink and drainer unit with mixer tap. Laminate flooring, window overlooking the lawn. Space and plumbing for washing machine and tumble dryer, door to:

### Open Plan Living Area

8.6m x 5.7m (28' 3" x 18' 8") Attractive fitted kitchen units comprising good range of navy blue finished floor and wall mounted drawers and cupboards with wood effect work surfaces, one and a half bowl stainless steel sink and mixer tap, navy coloured 'subway' tiles, central island unit with breakfast bar, space and plumbing for dishwasher, integrated appliances include halogen hob, extractor fan, fan oven and microwave. Space for American style fridge freezer. Recessed lighting, laminate flooring, feature laminate wood wall, windows to front and rear elevation and fantastic large bi folding doors to south facing patio ideal for entertaining and alfresco dining. Underfloor heating.

### Bedroom

3.96m x 3.6m (13' 0" x 11' 10") a good size double room, underfloor heating, window to rear, recessed lighting, walk in wardrobe with shelving and hanging rail, painted wood to walls and ceiling, laminate floor with under floor heating.,

### Shower Room

2.35m x 1.99m (7' 9" x 6' 6") Obscure glazed window to rear, attractive ceramic sink with deep drawers beneath, blue glazed backsplash, recessed lighting, oversized quadrant shower with Mira sport electric shower, electric chrome wall mounted heated towel rail, low level flush WC.

### Log cabin Gardens

A large raised patio area with steps down to a level



## ROOM DESCRIPTIONS

Astroturf area with further paved areas. Wooden shed, Static caravan 8.65 m x 3.62m well appointed static caravan with MORSO log burner, fitted kitchen with good range of drawers and cupboards with sink and draining unit and freestanding cooker. Two bedrooms and a shower room. LPG fired freestanding cooker.

### Services

The following services are available at the property however we have not verified connection:

House: mains electricity, well water, private drainage, oil fired central heating, 8kw Charnwood Island II Log burner in sitting room.

Log Cabin: mains electricity, well water, private drainage, electric underfloor heating

Static Caravan: mains electricity, well water, private drainage, MORSO log burner, LPG fired freestanding cooker.

We understand there is a 3000 litre water reservoir to help ensure well water supply remains constant.

### Council Tax Band

Business Rated

### EPC

F

### Agents Notes

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 Lewis Haughton. 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. Photography date December 2022. 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.

### Viewing Arrangements

Viewing by appointment with the Agents, Lewis Haughton 01872 264120 or email [infor@lewishaughton.com](mailto:infor@lewishaughton.com)

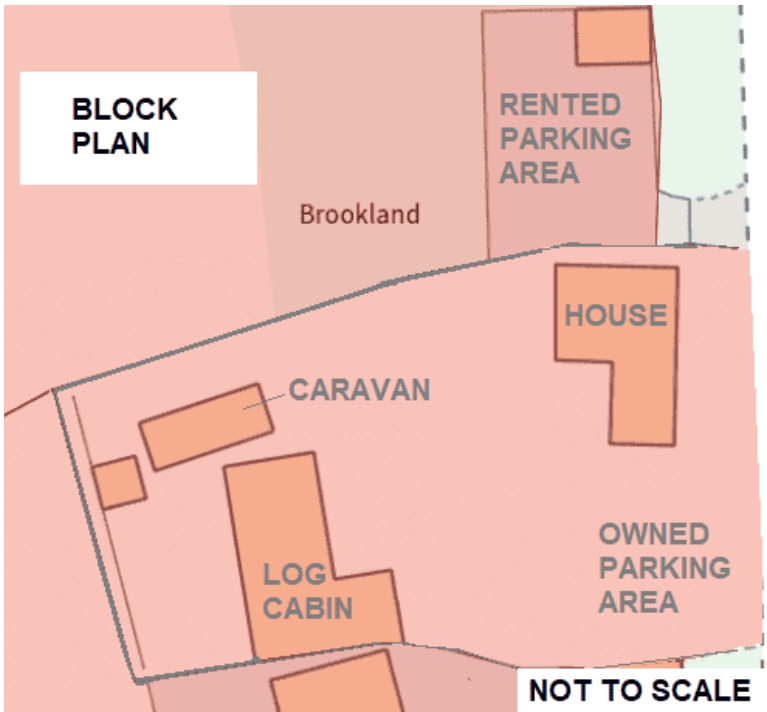
### Directions

Google Plus Code  
C2JM+5X3 Newquay

what3words///  
growl.stubborn.flushes





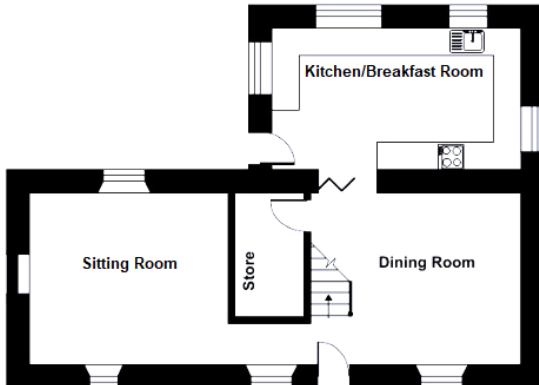




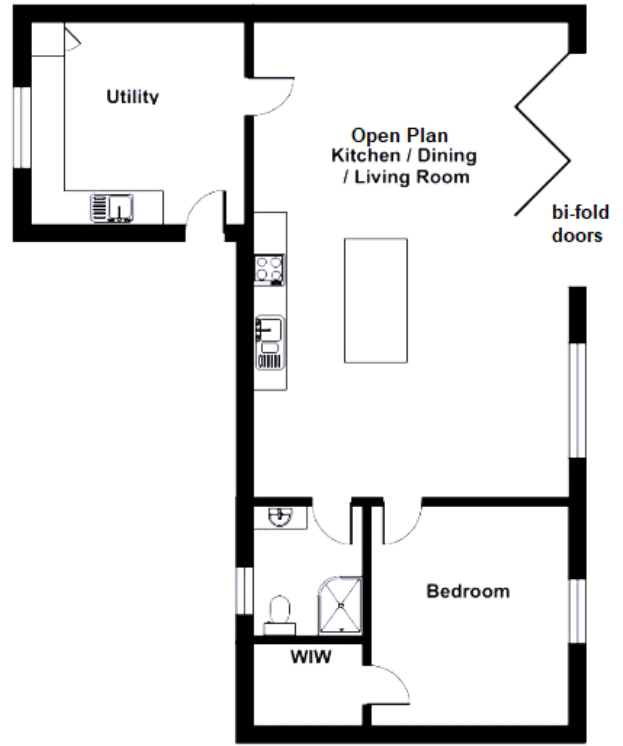


## FLOORPLAN

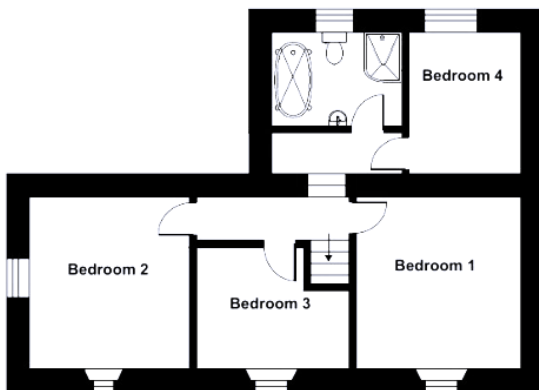
### Ground Floor



### Log Cabin



### First Floor



## EPC

