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# £320,000

## The Cottage, Mount Whistle Road, South Tehidy, TR14 OES



- FULL RENOVATION
  REQUIRED
- DETACHED COTTAGE
- LEVEL 1/3 ACRE PLOT
- SOUGHT AFTER AREA
- DEVELOPMENT
  POTENTIAL
- INCREASINGLY RARE
  PROPERTY
- EPC G COUNCIL TAX D
- APPROX 2.5mi TO COAST

Requiring full renovation and modernisation with potential to extend or develop subject to the necessary consents and permissions this cottage dates back to the 18th Century and is believed to be the former Blacksmiths cottage for the Tehidy Estate, Located in one of the most sought after of areas the cottage sits centrally in a plot of approximately 1/3 of an acres and is screened from the road by level mature tree lined gardens. There is a detached garage with driveway parking accessed via a vehicular right of way over the private lane to the side. The accommodation comprises of:-Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Bathroom/WC and to the first floor there are Two Double Bedrooms, one of which has been subdivided to create two distinct spaces. EPC G. Council Tax D







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Approached via a gated access with path leading to a front door opening to:-

#### **ENTRANCE HALL**

There are stairs rising to the first floor and doors to the lounge and dining room. Wall mounted fuse box.

#### **DINING ROOM**

12'5" x 9'1" (3.78m x 2.77m)

Window to the front, beamed ceiling and open fire place.

#### LOUNGE

#### 14'8" x 12'5" (4.47m x 3.78m)

Window to the front, beamed ceiling, open fireplace, beamed ceiling, under stairs storage cupboard and a door to:-

#### **KITCHEN**

11'0" x 7'10" (3.35m x 2.39m)

Window to the rear, solid fuel Rayburn, door to conservatory and a door to:-

#### **BATHROOM/WC**

Panel bath, wall mounted hand basin, low level flush WC, window to rear and a built in airing cupboard.

#### **CONSERVATORY**

7'10" x 10'0" (2.39m x 3.05m) Of timber construction with corrugated roof.

#### LANDING

Doors to both bedrooms,

#### **BEDROOM ONE**

14'10" x 13'2" (4.52m x 4.01m) Double sized room with widows to front and rear, two built in cupboards.

#### BEDROOM TWO

13'2" x 11'2" (4.01m x 3.40m) Subdivided to form two rooms, one single sized with a wash hand basin and window to rear and one single sized room with a window to the front.

#### OUTSIDE

The property sits in a level, mostly lawned, level plot amounting to approximately 1/3 of an acre, bounded by walling, fencing and hedging with some mature trees and shrubs.

#### GARAGE

20'11" x 10'8" (6.38m x 3.25m) Single sized with up and over door.

#### **OFF ROAD PARKING**

There is off road parking on the driveway which could be extended to provide further parking.

#### **AGENTS NOTE**

Mains Electricity and Water are connected. Drainage is via a Cess Pit. The property is predominantly of stone construction. All mobile networks available (source Ofcom) and Broadband speeds of up to 8Mbps Standard, 71Mbps Super-Fast and 1800Mbps Ultra-Fast may be achievable (source Ofcom). Council Tax Band D. This property requires an extensive programme of renovation and would benefit from a rear extension subject to the necessary consents and permissions.

#### **ENERGY EFFICIENCY RATING**

This property has been rated as G (1) with a potential rating of C (73).



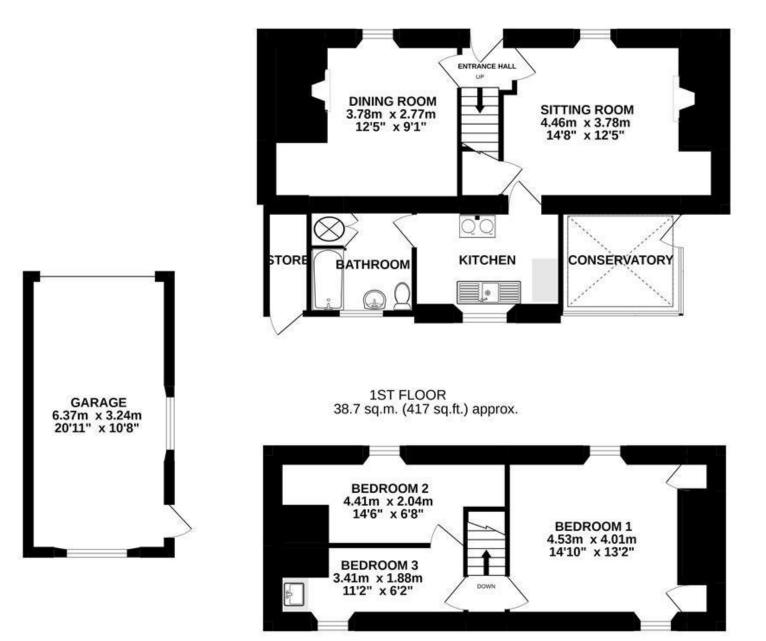






General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

#### GROUND FLOOR 53.9 sq.m. (580 sq.ft.) approx.



THE COTTAGE MOUNT WHISTLE RD SOUTH TEHIDY TR14 0ES

TOTAL FLOOR AREA : 92.6 sq.m. (997 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

