

# LITTLE ROSELAND



H Tiddy



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TREWORGA, NR ST MAWES, CORNWALL, TR2 5NP

*A stylish, contemporary and sympathetically restored detached character cottage, we believe originally dating back to the 1600's. Set in an idyllic hamlet location in an Area of Outstanding Natural Beauty, planning permission exists to extend the main cottage as well as convert a detached garage into an annexe.*

## EXISTING ACCOMMODATION SUMMARY

Internal Floor Area (including Garages):  
2153 sq.ft. / 200.00 sq.m.

### Upper Ground Floor:

Impressive Entrance Hall, Bedroom 3 with En Suite Bathroom, Bedroom 4 / Office.

### Lower Ground Floor:

Lower Hallway, Cloakroom, Kitchen, Utility Room, Living Room with Stunning Views.

### First Floor:

Landing, Bedroom 1 with Shower Room, Bedroom 2 with En Suite Bathroom.

### Outside:

Driveway Parking, Double Garage, Sunny Patio and Surrounding Gardens.

## PROPOSED ACCOMMODATION SUMMARY

(As per Planning Permission PA20/07396)

Internal Floor Area (Including Garage and Annexe):  
3087 sq.ft. / 286.7 sq.m.

### Main Cottage Ground Floor:

Entrance Porch, Dining Hall with log burner, Sitting Room with log burner, Study, Snug, Kitchen with Walk-In Pantry, Garden / Family Room with dual aspect tri-fold doors and log burner, Dining Room with tri-fold doors, Entrance Porch, Utility Room, Bedroom 5 with En Suite Shower.

### Main Cottage First Floor:

Two Landings (served by separate staircases). Main Bedroom with Dressing Room and En-Suite Shower Room, Bedroom Two with En-Suite Bathroom, Bedroom Three with En-Suite Shower Room, Bedroom Four with En-Suite Shower Room.

### Detached Annexe

#### (As per Planning Permission PA20/10279):

Entrance Lobby, Sitting Room with French Doors and Vaulted Ceiling, Kitchen / Dining Room, Bedroom with En-Suite Shower Room.

### Outside:

Connecting Garage, Two Separate Driveways with Ample Parking, Landscaped Gardens with Sun Terraces, bordered by a Stream.

Viewing only by appointment with H Tiddy

## LOCATION SUMMARY

(Distances and times are approximate)

Ruan Lanihorne: 1.5 miles.

Pendower Beach: 2 miles.

Veryan: 2 miles.

Philleigh: 2 miles.

Portscatho: 4 miles.

King Harry Ferry: 4 miles.

Tregony: 5 miles.

St Mawes: 6 miles (Falmouth 20 minutes by foot ferry).

Truro: 11 miles or 9 miles via King Harry car ferry.

St Austell: 13 miles (London Paddington 4 hours by direct rail).

Cornwall Airport Newquay: 21 miles (regular daily flights to London).

**H Tiddy**

ESTATE AGENTS AND PROPERTY CONSULTANTS

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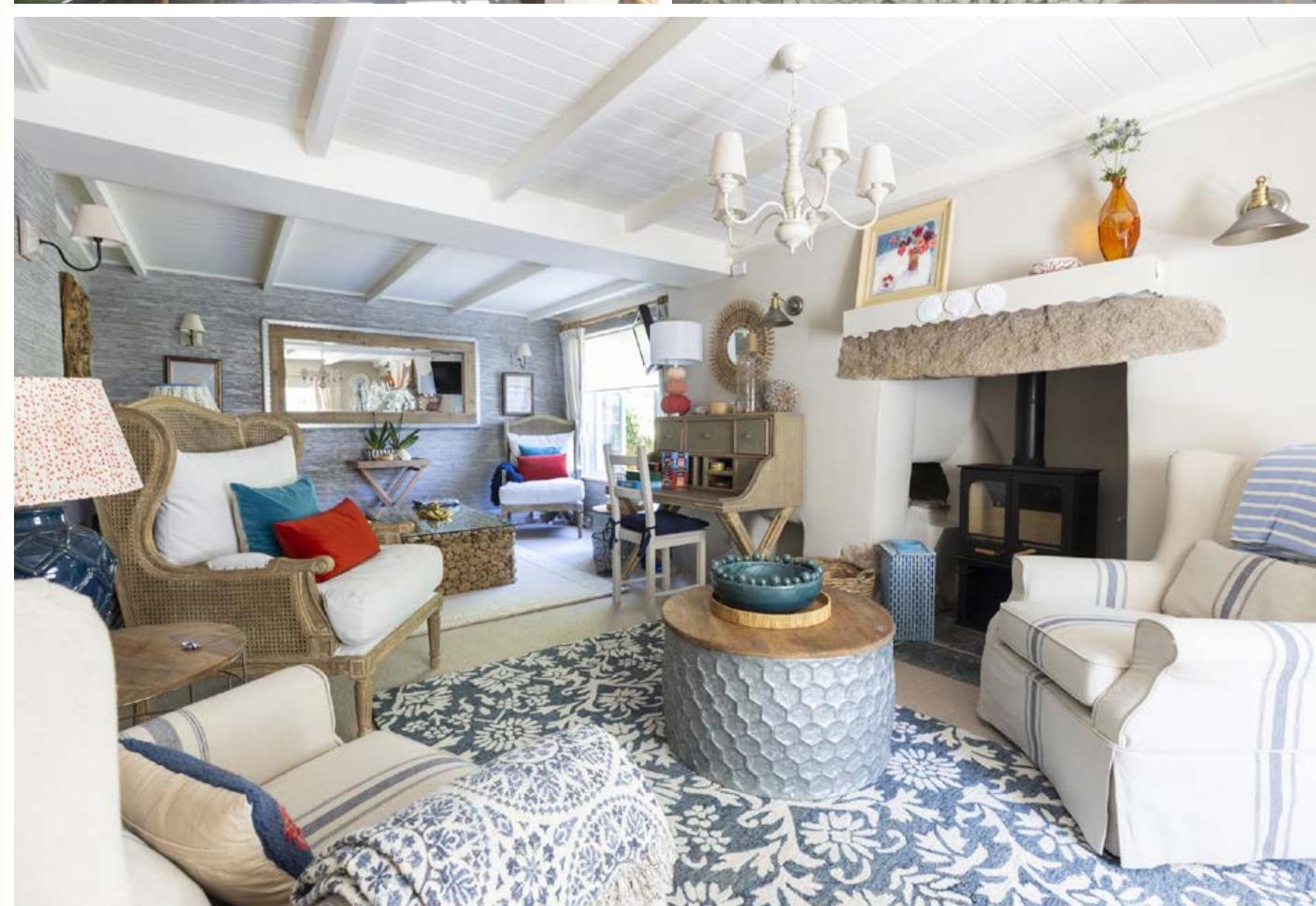
[www.htiddy.co.uk](http://www.htiddy.co.uk)

## Treworga

Treworga is a very pleasant rural hamlet situated very near the coast in the heart of the beautiful Roseland Peninsula (an Area of Outstanding Natural Beauty), while around 6.5 miles distant is the exclusive coastal village of St Mawes. Voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”, St Mawes has a range of shops hotels and restaurants (including the famous Tresanton and Idle Rocks Hotels). On the doorstep are fine beaches (Pendower Beach is just 2 miles away), and scenic countryside, creek and coastal walks. There is a choice of excellent nearby pubs including: The Kings Head, Ruan Lanhorne (circa 1.5 miles), The Roseland Inn, Philleigh and The New Inn, Veryan (both around 2 miles). There are a number of popular local Primary Schools at Veryan, Gerrans, St Mawes and Tregony, and for secondary education, The Roseland Academy at Tregony has an Ofsted Rating of Outstanding.

## Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county leapfrogged London in 2021 to be crowned by Rightmove as the top area in the UK for the most online properties. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro 9 miles away via the King Harry Ferry (11 miles by road) and is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Michael Caines (Maenporth), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Wadham at Hotel Tresanton, Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.





## Description

Little Roseland is an impeccably presented detached character residence with a history dating back initially, we understand, to the 1600's. It is situated in an idyllic location within the hamlet and enjoys a sunny southerly aspect and features superb colourful landscaped gardens stocked with a wide variety of shrubs and established trees. In addition, there is a small stream that borders part of the garden, which adjoins and overlooks farmland at the rear, offering wonderful rural views.

This extremely stylish home, that has been created by the interior designer owner, currently offers 4 bedrooms, 4 bath / shower rooms and boasts several interesting character features including beamed ceilings, a lovely fireplace with a granite lintel, newly fitted wood-burning stove and clombe oven. There is an additional newly fitted wood-burning stove in the dining hall offering cosy moments outside the spring / summer months of Cornish sunshine.

Initial outside impressions do not reflect the depth of family sized accommodation on offer, as this charming cottage is well screened from the rural lane and sits in the centre of beautiful well stocked and private surrounding gardens.

## Little Roseland

Upon entering the property, one is overwhelmed with the tasteful interior bursting with character and sentimental details. The dining hall banister was designed and made by the owner in 2004. The pebble fish step in the kitchen was created the week of the owner's wedding! The freestanding 19ft kitchen/breakfast room will delight, opening onto the gardens. Each bedroom is served by its own bath or shower room, offering flexible family accommodation alongside the careful use of natural honed tiles and electric under-floor heating options, a free-standing bath, power showers, each bathroom being unique in design.

A major selling feature is that planning permission exists, under application number PA20/07396, offering huge potential to substantially enlarge the living and bedroom spaces with extensions on the south east and north east elevations as well as on the first floor on the north west elevation, thus creating a principal bedroom suite comprising large bedroom, separate dressing room and en-suite shower or bathroom.

On the south east elevation, the existing conservatory is knocked down to create a large garden / family room and

dining area with dual aspect tri-fold doors to allow the colourful gardens within. The current kitchen is dramatically enlarged by removing the greenhouse and building a two-storey extension on the north east elevation, thus creating a further en-suite bedroom above and allowing the new kitchen to flow open plan into the dining area and garden room.

## The Gardens

The landscaped gardens, which are a year-round delight, wrap around the property mainly on two sides and enjoy a sunny southerly aspect. They are stocked with a wide variety of ornamental trees and grasses, shrubs, and herbaceous plants. The stream and well hark back to a bygone era where cattle used to drink. There are two areas of lawn and also a paved patio outside the Dining Conservatory, laid by the owner in 2005. The hard standing area used to house a log cabin office / design studio, and latterly a children's play area, now the perfect alfresco dining space for brunch or supper.

The gardens are enclosed by established hedging and some panel fencing, post and rail and back onto and overlook farmland to the rear. A notable feature is a raised decked area to one corner of the gardens, which captures the evening sun, ideal for sundowners or a snooze in the swing chair.

## Outbuildings

**Connecting Garage:** Attached to cottage with its own driveway. Newly installed up-and-over door. Oil-fired boiler and large hot water tank and plumbing / central heating pumps / thermostats. Light and power.

**Detached Garage:** Electric roller door. Pedestrian door. Power and light connected. Fuel store 5'2 x 5' and garden store 5'8 x 5' at rear with separate access doors.

Under Application Number PA20/10279, planning permission exists to convert and extend the existing building to a detached annexe with accommodation comprising: entrance lobby, bedroom with en-suite shower room, kitchen / dining room and sitting room with vaulted ceiling and French doors to the gardens.

The options with developing this family home are extensive and variable to suit many buyers offering flexible choices to accommodate both an expanding family to include grandparents, teenagers / students or guests as a separate lucrative income.



## Summary

This charming cottage is suited towards a family or retiring buyer yearning for peace and tranquillity either as a lifestyle change or holiday home yet still perfectly positioned in the heart of the Roseland for all activities on offer. By picking and choosing from the various aspects of the planning permissions, the cottage can be adapted and configured to accommodate individual living requirements at a pace that suits individual circumstances whether that be as a permanent home or a holiday home with business potential. We strongly advise an internal inspection to fully appreciate this rare opportunity.

## General Information

**Services:** Mains water, electricity and private drainage (a sewerage treatment plant has been recently installed). Telephone (broadband enabled) and Television Points. Oil Fired Central Heating. Partial Double Glazing. Wood-burners in the Sitting Room and Dining Hall.

**Energy Performance Certificate Rating:** E.

**Council Tax Band:** F

**Viewing:** Strictly by appointment with H Tiddy.

**Tenure:** Freehold.

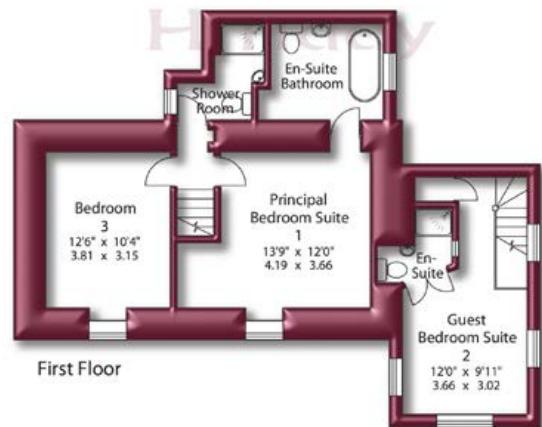
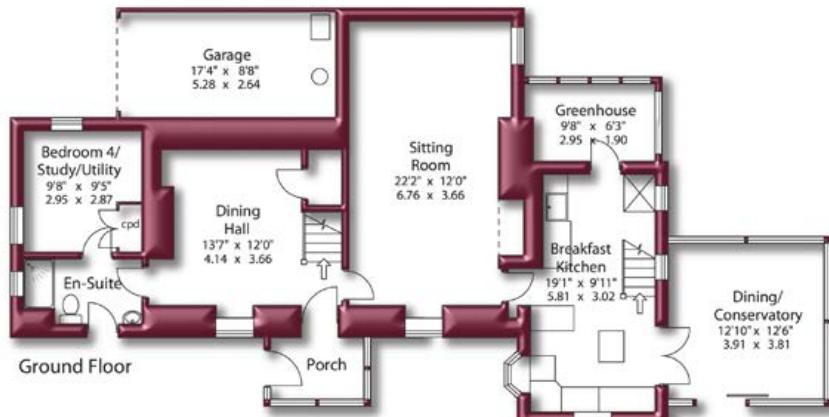
**Land Registry Title Numbers:** CL176271 and CL179128

## Viewing

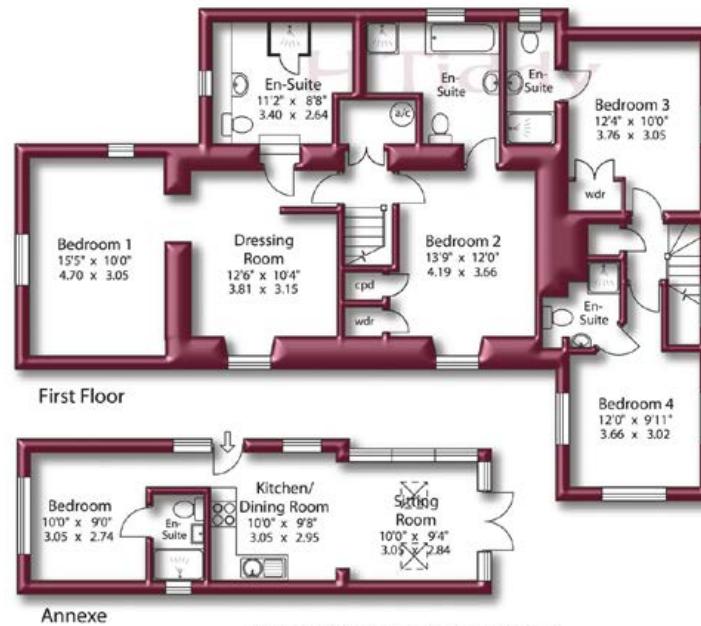
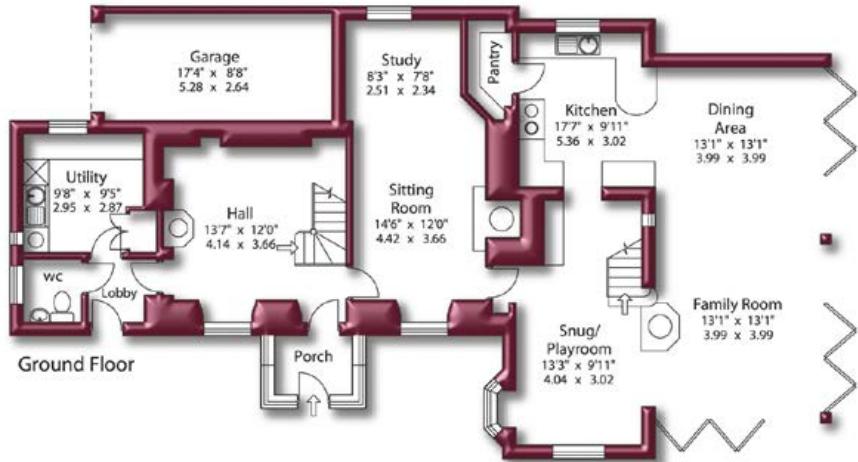
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Little Roseland (Existing)  
Approx Gross Internal Floor Area = 2153 Sq. Feet  
(Including Garages & Stores) = 200.0 Sq. Metres

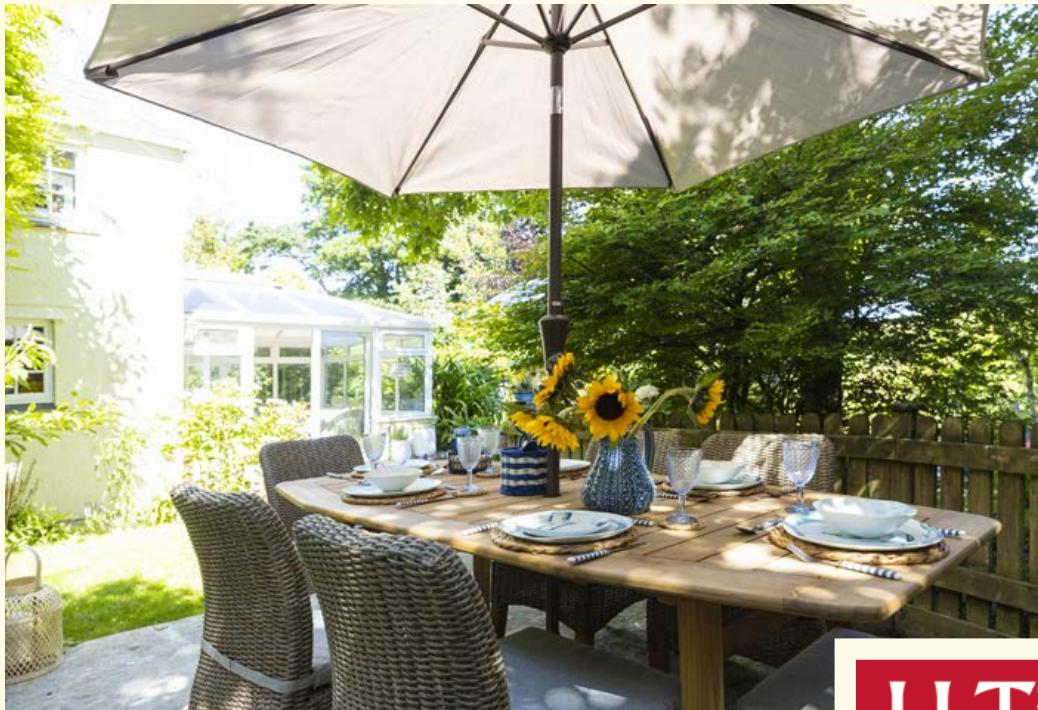


Little Roseland (Proposed)  
Approx Gross Internal Floor Area = 3087 Sq. Feet  
(Including Garage & Annexe) = 286.7 Sq. Metres



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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.



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