

NEAR PORTSCATHO, ROSELAND



DINGEREIN COTTAGE, CURGURREL, PORTSCATHO, TRURO, TR2 5EN

DETACHED CHARACTER COTTAGE IN A SPECTACULAR COASTAL POSITION OVERLOOKING GERRANS BAY

The availability of this property in this particular geographical position is a rarity to the market. A really charming and beautifully maintained cottage perfectly set within a dip in the landscape and enjoying an unobstructed vista of the sea in Gerrans Bay. Three bedroom accommodation including two receptions, kitchen/dining room with Aga, utility, cloakroom and bathroom. Large garage/workshop with loft above. Mature gardens of approximately half an acre. EPC F.

Guide Price £925,000

This detached cottage is one of a mere handful of residential dwellings forming the coastal settlement of Curgurrel near Portscatho. Dingerein Cottage occupies a large plot and commands outstanding views out over Gerrans Bay and including Nare Head as well as views over the surrounding fields which are part of a shallow wooded valley running down to the sea. The cottage has been occupied as a retirement home for the last thirty five years but it has the benefit of a large site with plenty of potential for enlargement (subject to any necessary consent).

The adjacent hamlets of Curgurrel and Rosevine are accessed by a minor county maintained road which is a cul-de-sac ending at Porthcurnick beach. It lies about one and a half miles from the village of Portscatho which together with neighbouring Gerrans is the nearest community of any size. Here there are two public houses, restaurant, local shop and even a doctors surgery. The well known village of St. Mawes is approximately five miles away and this has an all year round passenger ferry to Falmouth with Truro and St. Austell being each about sixteen miles away. For those interested in sailing there are moorings on the Percuil river (about two miles away) and this gives easy access to the sailing waters of Carrick Roads in the Fal Estuary.

The cottage is reputedly one of the oldest dwellings in the immediate area and a massive laterally positioned stone chimney stack is testimony to its great age. Known to be thatched originally and possibly two smaller dwellings it was the homestead to a working smallholding with its fields stretching from the roadway right down to the sea. Indeed the property takes its name from Dingerein Castle which is an iron age hill fort (legend being that it was the home of King Geraint) situated in the top-most field which was part of the original holding and just a short distance from the cottage. An old photograph set within this brochure shows the cottage with its farm building circa 1900's.

The property is notable for its light blue painted leaded casement windows enhanced by its white painted elevations. The building has been well maintained and internally there is full oil fired central heating in addition to a multi fuel stove in the main reception room and an oil fired Aga in the kitchen. In greater detail the accommodation comprises (all measurements are approximate):

Ground Floor

Front entrance leading into:-

SITTING ROOM

6.22m x 3.61m (20'5" x 11'10")

Focusing to an inglenook fireplace with granite lintel and fitted with "Clear View" multi fuel stove. Two radiators, beamed ceiling and door leading to staircase lobby.

FORMAL DINING ROOM/STUDY

3.73m x 3.58m (12'3" x 11'9")

A dual aspect room embracing magnificent views over the garden to the fields and sea beyond. Radiator.

KITCHEN/BREAKFAST ROOM

4.93m x 3.56m (16'2" x 11'8")

Fitted with a comprehensive range of limed oak fitments comprising base cupboards and drawers and wall mounted storage cupboards of which some are glass fronted. Ample work surface area with one and a half bowl inset and integral appliances including refrigerator and freezer. Oil fired Aga with illumination above and this provides cooking facility, domestic hot water and a combined towel rail/radiator in the bathroom. The Trianco oil fired central heating boiler is set alongside. Radiator and built-in cupboard.





UTILITY ROOM

3.18m x 1.83m (10'5" x 6')

With a range of base cupboards, matching wall mounted storage cupboards and appliances including Miele dishwasher, Miele washing machine and Miele tumble dryer. Radiator.

REAR HALLWAY

Rear entrance door with stable door to the outside.

CLOAKROOM

With pedestal wash hand basin and w.c. Radiator. Burglar alarm control panel.

First Floor

With electric radiator at half landing level and interesting semi circular fireplace at main landing level. Radiator.

BEDROOM 1

4.57m x 3.78m (15' x 12'5")

A splendid dual aspect room with views over the sea and including the cliffs of Nare Head. A range of fitted wardrobes along one wall with a matching freestanding chest of drawers also included. Radiator.

BEDROOM 2

5.18m x 2.87m (17' x 9'5")

With fitted wardrobes, radiator and access to insulated loft space.

BEDROOM 3

4.88m x 2.59m narrowing to 1.83m (16' x 8'6" narrowing to 6')

With radiator and access to insulated loft space.

BATHROOM

With bath complete with shower attachment, wash hand basin and w.c. Combined towel rail/radiator, shaver point and airing cupboard containing lagged hot water cylinder and electric immersion heater.

OUTSIDE

There are two driveways leading into the property from the road and these both link to access a wide gravelled parking and turning area and which in turn gives access to the:-

DETACHED GARAGE/WORKSHOP

7.77m x 5.79m (25'6" x 19')

With electric roller door and up and over door to the rear.

Dingerein Cottage, Curgurrel, Portscatho, Truro, TR2 5EN

Light and power are connected and there are stairs to a LOFT space above with windows in each gable and a usable space 25'6" x 10' (There may be potential to enlarge the accommodation into this building or even convert same to an annexe subject to any necessary consent).

The GARDENS and GROUNDS are a wonderful compliment to the cottage and areas of grass are interspersed with a wide variety of specimen shrubs and trees including azaleas, camellias, rhododendrons and a magnificent magnolia. Agapanthus and other perennials abound and at the rear of the cottage there is a beautifully landscaped area paved and walled in natural stone and featuring a raised sun terrace and an ornamental naturally fed pond alongside. A raised bed is dominated by a mature red Acer. There is also an integral wood store at the rear of the cottage.

Much of the site is bounded by a mature griselinia hedge and on the opposite side of the road there is a further area of land bounded by a laurel hedge and previously utilised as a separate vegetable garden.

SERVICES

Mains water. Mains electricity. (Please note that most reception rooms have floor lighting points rather than ceiling pendants). Private drainage system. Oil fired central heating as previously mentioned. Fitted burglar alarm.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

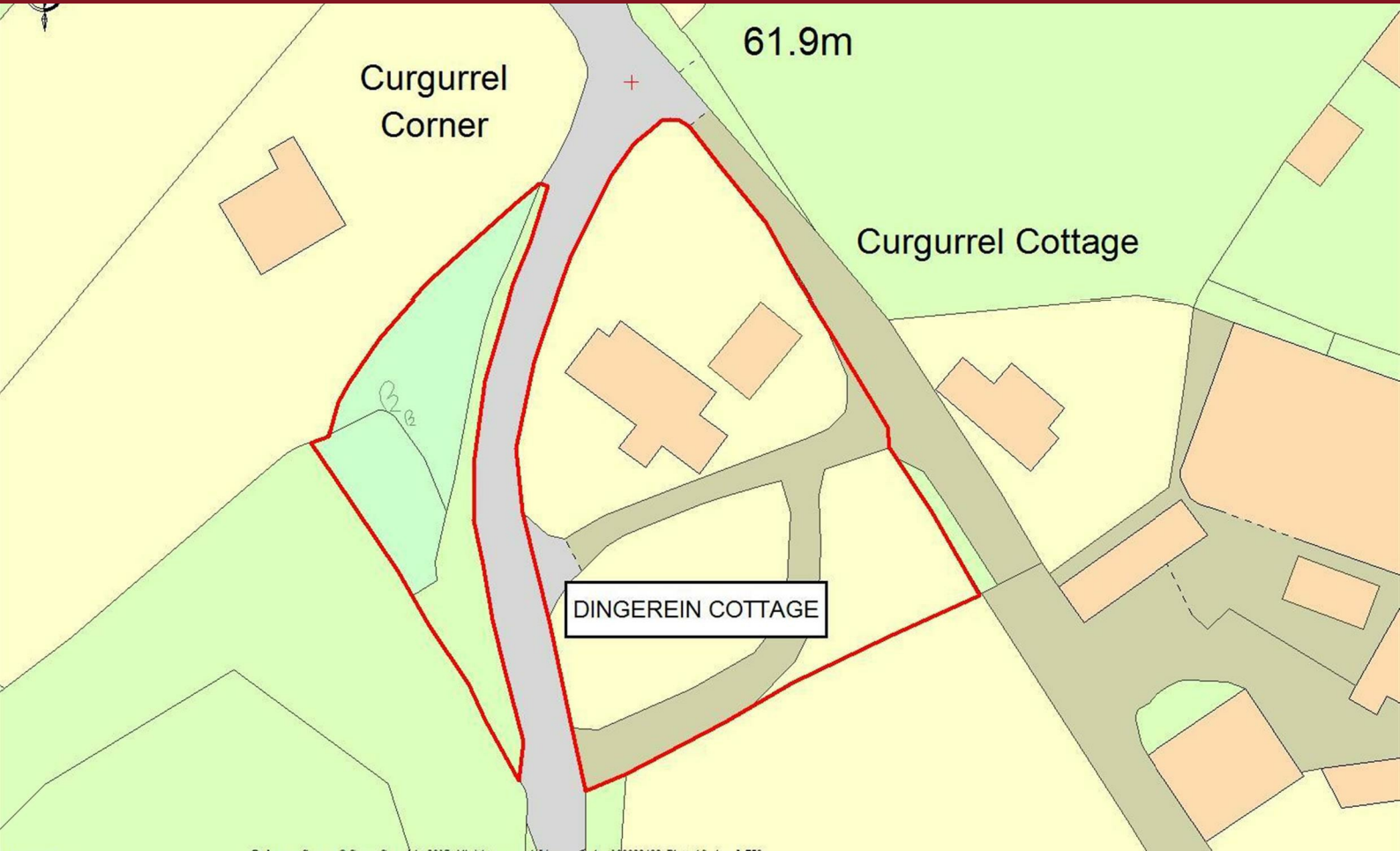
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

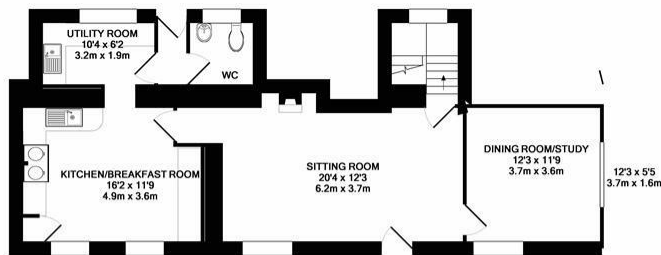
DIRECTIONS

Proceeding from Tregony along the A3078 towards St. Mawes pass through the hamlet of Ruanhighlanes and continue for approximately two and a half miles. Look out for the directional sign for Rosevine on the left hand side where there are also directional signs for the Driftwood Hotel. After the first right hand bend Dingerein Cottage will be easily located on the left hand side.

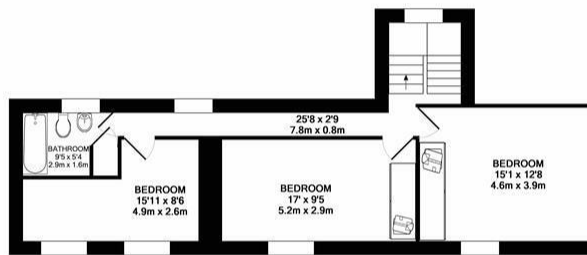


"May I take this opportunity to thank you and your colleagues for giving me an excellent service during the selling process. I am so pleased I chose Philip Martin estate agents. You have been kind, considerate and truly professional throughout the last few weeks. You have made selling a property a truly pleasant experience." (October 2016)

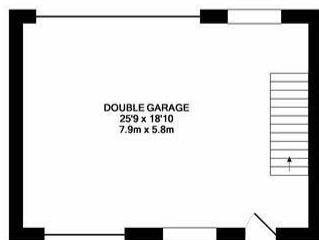




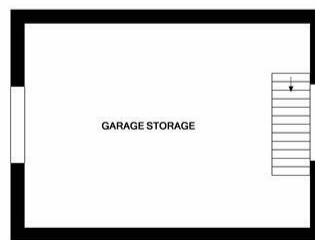
GROUND FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.3 SQ.M.)



EXTERNAL
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



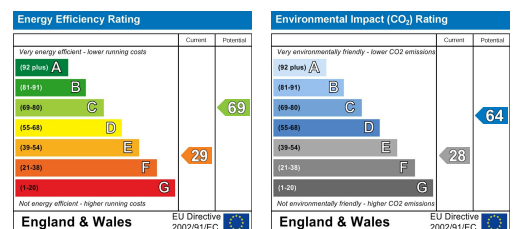
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2559 SQ.FT. (237.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 (2017)

Key Features

- 3 Bedrooms
- Kitchen/Dining Room
- Cloakroom & Bathroom
- Large Garage/Workshop Loft above
- 2 Receptions
- Utility
- Oil Central Heating
- Mature Gardens Approx. Half an Acre

Energy performance rating



Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

