



Primrose Cottage

Primrose Cottage, 29 Church Street, Tywardreath, Par, Cornwall, PL24 2QQ



Fowey 3.5 miles Golant 2.5 miles St Austell
5.5 miles

An attractive end of terrace character cottage in the heart of this popular village

- Handsome exposed stone facade
- Sitting room with wood burner
- Kitchen/dining room
- 3 Bedrooms
- Bathroom
- Detached garage
- Courtyard
- Separate small garden

Guide Price £295,000



SITUATION

Primrose Cottage is situated in the small hill top village of Tywardreath, close to the south coast of Cornwall and resides on the famous Saints Way admired for its outstanding beauty for walkers. Excellent village facilities include a variety of shops, a renowned local butcher, pubs and a sought after primary school complete with indoor swimming pool. Par railway station is close by and on the London to Penzance line.

Some of the best kayaking and stand up paddle boarding can be found at nearby Golant with easy and safe access to the Fowey River. The picturesque and historic estuary town of Fowey is approximately four miles away with tidal sandy beaches and a wide range of restaurants, shops and galleries.

THE PROPERTY

Set in the very heart of the village opposite the historic church, Primrose Cottage is a pretty character cottage that retains traditional features including open beam ceilings and attractive fireplaces. In recent years, the property has benefitted from a replacement roof and other elements of updating.

The cottage is entered directly into the sitting room, complete with open beam ceiling and handsome fireplace with brick arch, cloam oven and woodburning stove. To the rear is a kitchen/dining room, with a range of units, open beam ceiling and another substantial granite fireplace with brick arch and Rayburn (not connected). Rising to the first floor are found three bedrooms together with a family bathroom.

OUTSIDE

Directly to the rear of the cottage is an enclosed courtyard with pedestrian gate onto the side lane. Approximately 5 metres from the courtyard is the valuable attribute of a detached garage measuring around 18 feet in length providing great storage space, or of course parking.

Tucked away behind the garage is a delightful 'secret garden' with paved sun terrace and steps rising to a small area of lawn from where views are enjoyed to the church and beyond.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating. Double glazing.

VIEWINGS

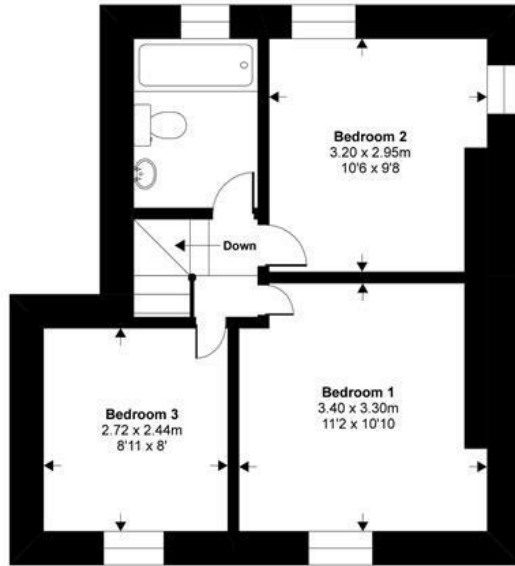
Strictly by prior appointment with Stags' Truro Office on 01872 264488

DIRECTIONS

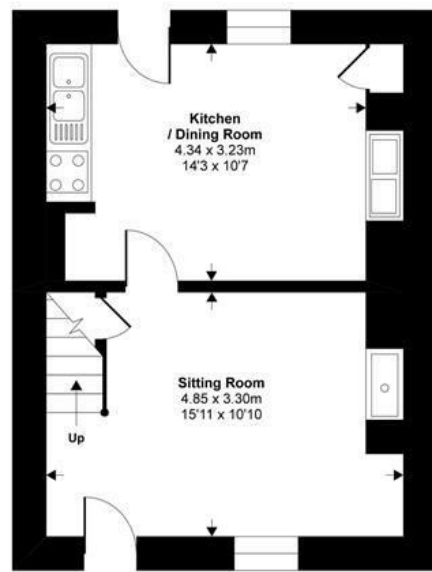
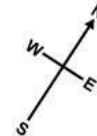
Proceed to the heart of the village and Primrose Cottage will be evident on the left hand side, just past the church.



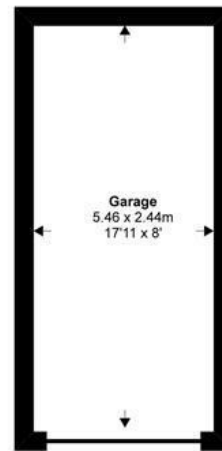
Approximate Area = 723 sq ft / 67.1 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 867 sq ft / 80.5 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 672957

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48) H
Net energy efficient - higher savings costs		90	64
England & Wales		EU Directive 2002/91/EC	10

01872 264488
 truro@stags.co.uk

stags.co.uk