



Bridge Cottage



# Bridge Cottage Penpol

Devoran, Truro, Cornwall, TR3 6NW

Truro - 3 miles Falmouth - 9 miles

A beautiful Grade Two Listed Cornish cottage in a desirable creekside location.

- Grade Two Listed Detached Cottage
- Creekside Location
- No Onward Chain
- Two Reception Rooms
- Kitchen/Dining Room
- Utility Room
- Shower Room
- Family Bathroom
- Four Double Bedrooms
- Gardens And Parking

Guide Price £625,000

## SITUATION

Bridge Cottage sits at the head of the creek in the highly desirable hamlet of Penpol. This wonderful waterside setting provides a perfect mix of tranquil and scenic living with many walks directly from the door around the creek and over the hill to Loe Beach.

The National Trust property Trellissick, its woods and parkland are just five minutes drive away. This picturesque hamlet lies on Restronguet Creek, a delightful unspoilt tidal estuary leading into the fine day sailing waters of The Carrick Road and is within easy access to Truro and Falmouth.

Bridge Cottage is ideal situated to enjoy what village life has to offer and is within a short walk from the historic quay at Point with its slipway ideal for launching small craft, kayaks and paddle boards. The village hosts its own regatta in the summer months, a social event enjoyed by all.



## DESCRIPTION

Bridge Cottage is an atmospheric, Grade Two Listed Cornish Cottage boasting a wealth of charm and dating back to 1760. This wonderful home standing at the head of Penpol Creek retains many period features including open beam ceilings, inglenook fireplaces, Aga, window seats, slate flooring, original cupboards and wooden cottage style windows.

The cottage has an entrance porch at the front where a half glazed stable door leads into the kitchen/dining room. This spacious room has slate tiled flooring and a range of country style cream units, wood work surfaces, Belfast sink and central fireplace with inset electric Aga. A doorway leads to the utility room where there are further storage cupboards, Belfast sink, window and door to the rear. The shower room has electric underfloor heating and partial wood panelling. The suite comprises of a large walk in shower, pedestal wash hand basin and WC. There are two reception rooms with windows to the front and rear allowing the cottage to be flooded with lots of light. Both have large Cornish stone inglenook fireplaces and wood burning stoves.

Stairs from one of the sitting rooms lead to the first floor. The landing stretches the length of the cottage and has a window to the rear. There are 4 double bedrooms all with built in storage cupboards. Steps lead from the landing to the family bathroom where a white suite comprises of a slipper bath, quadrant shower, pedestal wash hand basin and WC.

The cottage is currently a successful holiday let, ideal for those looking for a coastal investment, main dwelling or highly prized second home.

## OUTSIDE

The cottage is approached over a gravelled area with parking for several vehicles. A Cornish hedge encloses the pretty cottage garden at the front. The rose arch and pathway leads through the garden to the entrance porch. Cornish walling incorporating flower and shrub borders create several seating areas ideal for alfresco dining and taking full advantage of the creekside position.

Steps from the front lead to the Gardeners WC at the side and around to a private garden area at the rear where there are further seating areas, flower borders and a gated access to the lane.

## SERVICES

Mains electric and water. Private shared drainage. Oil fired central heating.

## VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

## DIRECTIONS

From Truro head on the A39 toward Playing Place garage. Turn left at the roundabout towards Feock. Pass the turning on the left towards the King Harry Ferry taking the next turning on the right towards Point. Continue down Harris Hil. Turn right over the bridge at the bottom then turn first left into the parking area of the cottage.





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