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2 Little Harvenna Higher Fraddon TR9 6NQ

£265,000

A CHARMING DOUBLE-FRONTED, STONE-BUILT 19TH-CENTURY COTTAGE FEATURING THREE BEDROOMS AND BEAUTIFULLY ESTABLISHED GARDENS. TUCKED AWAY IN A PEACEFUL SETTING YET CONVENIENTLY CLOSE TO THE A30, THIS CHARACTERFUL HOME IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Cottage - Semi Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- GORGEOUS THREE BEDROOM COTTAGE
- OOZING CHARM AND CHARACTER
- SUNNY, WELL ESTABLISHED GARDENS
- OUTDOOR STORE
- RURAL OUTLOOK AT THE REAR
- NO ONWARD CHAIN
- PEACEFUL LOCATION YET WITH EASY ACCESS TO THE A30
- EPC AND FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Welcome to Number Two Little Harvenna, located in a semi-rural setting in the hamlet of Higher Fraddon. Local amenities, including the popular Blue Anchor Inn, are close by, and further shopping and dining options can be found at Kingsley Village—just half a mile away—home to well-known retailers such as Marks & Spencer, Boots, TK Maxx, Next, Mountain Warehouse, Starbucks, as well as a petrol station and McDonald's. The village of Fraddon benefits from a bypass along the A30, providing excellent road links throughout Cornwall. The centrally located cathedral city of Truro, Cornwall's main commercial and retail hub, lies approximately 13 miles to the south-west. The area also offers easy access to the nearby towns of St Austell, Bodmin, and Truro. For families, the neighbouring village of Indian Queens offers a well-regarded Primary School, while secondary education is typically accessed in Newquay, just a short drive away. There are excellent transport links within close proximity with a bus stop at the bottom of the road, St Columb Road intermediate train station about a mile away and Newquay airport roughly 7 miles away.

Tucked away in a peaceful location, this picturesque double-fronted cottage, dating back to the early 1800s, is steeped in character and history. Owned by the same family for over 50 years, the home is full of original features and timeless appeal, a truly rare find.

A sunny front porch welcomes you into this property, a lovely spot to relax with a coffee and watch the day unfold. From here, you will be guided into a generously sized open-plan living and dining room, full of charm with original beams, front-facing windows, and a beautiful stone fireplace.

An inner hallway provides access to the stairs, a handy under-stairs cupboard, and the kitchen at the rear, which overlooks the private rear courtyard. The kitchen offers a range of units, space for appliances, and access to the outside. A ground floor WC completes the downstairs layout.

On the first floor you will find three well-proportioned bedrooms, two at the front, and one at the rear enjoying open countryside views. The family bathroom features a bath with an electric shower over and there's an airing cupboard off from the landing housing the water tank. This property has upvc double glazed windows and propane gas.

At the front, the gorgeous cottage-style garden has been much loved and carefully tended to bursting with life through the seasons. Mature flowering shrubs, established perennials, and a variety of trees combine to create a vibrant and fragrant display. There's plenty of colourful planted beds, while a neatly maintained lawn provides space for outdoor seating. It's the kind of garden that invites exploration, whether you're spotting birds among the trees, or simply enjoying a quiet moment in a tucked-away corner. There's something to see and enjoy in every direction—perfect for both garden enthusiasts and those seeking a peaceful retreat. The rear courtyard is low-maintenance and practical, with a block-built outbuilding offering useful storage.

AGENTS NOTE

The current owners are in the process of acquiring the lane to the side of the cottage. This process is due to be completed by the end of July.

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Porch
2.64m x 1.96m (8'8 x 6'5)

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Lounge
3.71m x 3.66m (12'2 x 12'0)

.

Dining Area
3.76m x 2.84m (12'4 x 9'4)

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Kitchen
4.24m x 2.49m (13'11 x 8'2)

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Cloakroom
1.40m x 0.66m (4'7 x 2'2)

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Bedroom 1
3.78m x 3.05m (12'5 x 10'0)

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Bedroom 2
3.73m x 2.44m (12'3 x 8'0)

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Bedroom 3
3.05m x 2.51m (10'0 x 8'3)

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Bathroom
1.98m x 1.45m (6'6 x 4'9)

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Outdoor Store
5.89m x 2.36m (19'4 x 7'9)

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FLOORPLAN:

OUTBUILDING
155 sq.ft. (14.4 sq.m.) approx.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

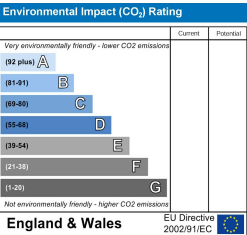
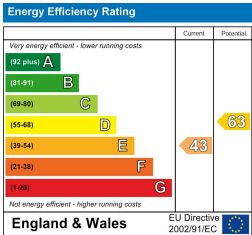


1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) 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.
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