



# LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9080

Guide £595,000

**Broadway Cottage,  
Tregye Road, Carnon Downs, Truro, Cornwall, TR3 6JQ**

**FREEHOLD**



**A quintessential, classic 3 bedroomed Cornish cottage, believed to date back to c1850 and extended more recently, situated in the heart of the ever popular village of Carnon Downs, just a short walk from an extensive array of amenities. With beautifully presented accommodation including a kitchen/breakfast room, sitting room, separate dining room and a sun room/study plus driveway parking for several vehicles, a detached double garage, workshop and a delightful garden of about ¼ of an acre.**







### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance porch, dining room, kitchen/breakfast room, utility room, sitting room, sun room/study, shower room.

**First Floor:** landing, 3 double bedrooms, family bath/shower room.

**Outside:** driveway parking for several vehicles, detached double garage, workshop. Extensive lawned rear gardens.

**In all, about 0.24 of an acre.**



## **DESCRIPTION**

Broadway Cottage is believed to have been built in 1850 and has been owned by our clients for around 30 years.

Situated right in the heart of Carnon Downs, just a short walk from the village's extensive array of amenities including a village shop, doctor's surgery, dentist, village hall, bus stop and more.

A five bar timber gate opens to a broad tarmac driveway which provides parking for several vehicles and leads to the double garage. There is also a very useful slate roofed workshop.

An attractive porch opens to the dining room with exposed beams, a staircase to the first floor and an impressive granite fireplace with a woodburning stove. Off the dining room is the beautifully appointed kitchen/breakfast room which is full of light and off of which is a very useful utility room which has a stable door leading to the rear garden. Also off the dining room is a spacious and light sun room/study which was added during our client's ownership and has patio doors opening to the sun terrace, a storage cupboard and a shower room. There is also an incredibly cosy sitting room with built-in bookshelves, a fireplace and a large sash window.

Upstairs, a split level landing leads to the two main bedrooms, both of which have incredibly high ceilings and large sash windows. To the rear is a large third bedroom and a fully tiled, beautifully appointed bathroom with contemporary white sanitaryware.

The garden is arguably Broadway Cottage's greatest asset. Measuring about  $\frac{1}{4}$  of an acre and mainly laid to lawn, the garden is beautifully stocked with colourful mature hedges and plants and has a separate sheltered area with a greenhouse and vegetable patches. There is also a paved sun terrace which can be accessed via patio doors from the sun room/study. The garden is immensely private and surprisingly large given Broadway Cottage's central village location.

## **LOCATION**

Broadway Cottage is very well positioned in the heart of Carnon Downs on the highly regarded Tregye Road. Perfectly positioned to be within walking distance of the various village facilities in Carnon Downs including a good sized village shop, dentist and doctors. Just a short drive away are the lovely old inns of The Punchbowl and Ladle at Penelewey and the Old Quay Inn just above the creek at Devoran. The surrounding countryside has numerous footpaths and bridleways including some that run along the edge of the surrounding creeks to Roundwood, Cowlands and the National Trust owned Trelassick House Estate where there is a south facing beach looking down the Carrick Roads.

This exclusive area is edged by water with excellent boating facilities nearby at Loe Beach where there is a sailing school and hire centre with café that is a hub during the summer. The beautiful Restronguet Creek opens onto the Carrick Roads (Fal Estuary) which provides some of the most picturesque and sheltered sailing waters anywhere in the United Kingdom. Larger yachts can be kept either at moorings or on the pontoon berths at Mylor Yacht Harbour or at Falmouth, both of which are around 15 minutes' drive away.



One of the main draws to this area is that Cornwall's capital city, Truro, is only about 5 minutes' drive away with the fullest range of shopping, cafés, bars, restaurants, entertainments, sports facilities and schooling in Cornwall along with the main hospital, a multi-screen cinema, theatre, flagship Marks & Spencer store, a Waitrose store and a station on the main Penzance to Paddington line. Falmouth is Cornwall's largest port but also has wonderful shopping, cafés, bars and restaurants many of which overlook the harbour or the beaches along Falmouth Bay. A short trip on the King Harry Car Ferry opens up the Roseland Peninsula which is one of the least populated areas of Cornwall and here there are also blissful walks, many beaches and the upmarket harbourside sailing village of St Mawes.

**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

From the tarmac driveway, a front porch opens to:-



**DINING ROOM – 16'4" x 13'2"**. With exposed beamed ceiling, attractive granite fireplace with woodburning stove and built-in shelving beside, large sash window, staircase to the first floor, understair storage cupboard and doors to:-

**KITCHEN / BREAKFAST ROOM – 16' x 8'10"**. Beautifully appointed with a range of cream base units and matching wall mounted units, large triple paned window overlooking the rear garden plus further window overlooking the rear garden, exposed beams, door to:-





**UTILITY ROOM – 6'3" x 6'3"**. A very useful space with a part glazed stable door opening to the rear courtyard and built-in cupboards, designed to house a washer and a dryer with a window and deep sill over.

From the dining room, door to:-



**SUN ROOM / STUDY – 13'5" x 9'**. Added by our clients during their ownership, a wonderful addition to the accommodation with sloping ceiling with a Velux skylight, a small window overlooking the front driveway and patio doors with windows to either side opening to the sun terrace. Storage cupboard and door to:-

**SHOWER ROOM.** With shower cubicle, wash basin and pedestal, wc.

From the dining room, door to:-

**SITTING ROOM – 13'9" x 11'7"**. A spacious yet cosy sitting room with built-in bookshelves, exposed beams





and a woodburning stove set into an attractive fire surround, large sash window overlooking the front driveway.

From the dining room, a staircase ascends to the:-

### FIRST FLOOR

**SPLIT LEVEL LANDING.** With doors to:-



**BEDROOM 1 – 16'1" max x 13'10"**. A wonderful double aspect double bedroom with high barrelled ceiling, large sash window overlooking the front driveway and further smaller window overlooking the garden.

**BEDROOM 2 16'1" max x 11'3"**. Another superb double bedroom with barrelled ceiling and large sash window overlooking the front driveway.



**BEDROOM 3 – 11'1" x 10'7"**. A spacious bedroom with built-in cupboard, sash window overlooking the rear garden and a loft access hatch.



**BATH / SHOWER ROOM.** A beautifully appointed fully tiled bathroom with wc with concealed cistern, panelled bath with shower head attachment, contemporary wash basin with vanity unit under, part barrelled panelled ceiling, small window with deep sill.



### OUTSIDE

To the front of Broadway Cottage is a large broad tarmac driveway which provides parking for several vehicles and gives access to **DETACHED DOUBLE GARAGE** as well as a separate detached **WORKSHOP**.

The gardens are delightful, mainly laid to lawn and lie to the east and south of the cottage. Well stocked with colourful and mature plants and shrubs and a separate area with a greenhouse and vegetable patches plus a sun patio accessed off the sun room/study and a further smaller patio accessed off the utility room.









Not to scale – for identification purposes only.

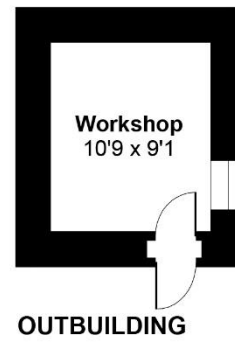
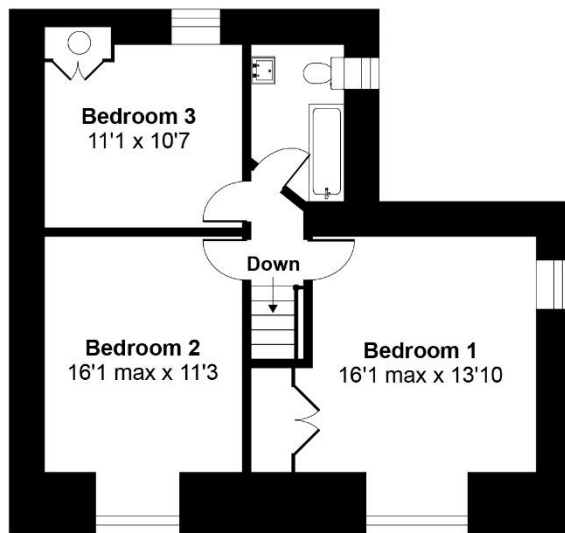
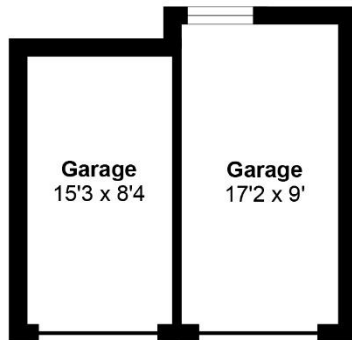
# Broadway Cottage, Tregye Road, Carnon Downs, Truro

Approximate Area = 1727 sq ft / 160.4 sq m (includes garages)

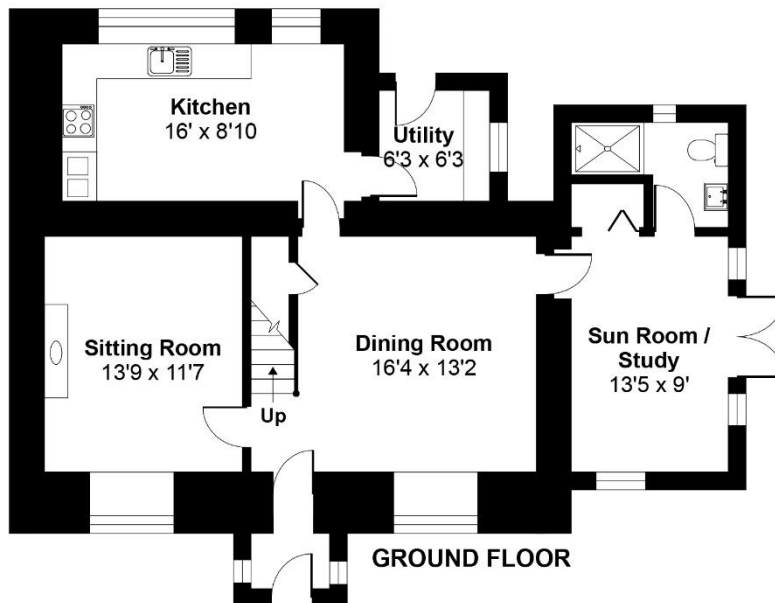
Outbuilding = 99 sq ft / 9.2 sq m

Total = 1826 sq ft / 169.6 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). © n|checon 2022. Produced for Lillierap & Chilcott. REF: 882351



**GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** – TR3 6JQ.

**SERVICES** – Mains water, electricity and gas. Drainage via a septic tank. Instant heat hot water and the central heating is provided by a cutting edge thermal store. This store is powered by any of the solar thermal panels, the Aga, gas boiler or the electric immersion heater. PV panels and an EV charging point are also included.

**COUNCIL TAX BAND** – E (see www.mycounciltax.org.uk).

**DIRECTIONS** – From Truro on the A39 heading towards Falmouth take the exit at the roundabout into Carnon Downs, at the top of the bypass, passing The Beefeater pub. After passing the turnings on your right hand side to Quenchwell Road and Bissoe Road and Dairy Fay’s Nursery on your left hand side there will be a turning onto Tregye Road on your left by the village hall. Broadway Cottage can be found on your right hand side.

**AGENT’S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

