

LOT
114

Strongmans Cottage, Ruthvoes, St Columb, Cornwall TR9 6HT

GUIDE PRICE **£275,000+***

VACANT RESIDENTIAL

Description

A charming two double bedroom character cottage requiring modernisation, situated on the rural fringes of Ruthvoes village, having been in the same family ownership for many generations. The property enjoys a plot size of 0.3 acres being predominantly laid to lawn, with useful storage sheds/outbuildings and garden pond, with the potential to create parking within the gardens.

Situated

The rural village of Ruthvoes is situated between the larger villages of St Columb and Fraddon, offering a selection of bespoke shops, retail parks, educational and leisure facilities. Ruthvoes is readily accessible to the A30 and the larger towns of Newquay, Padstow and St Austell, along with the stunning Cornish coastline and beaches.

Ground Floor

Entrance hall, dual aspect sitting room, kitchen/dining room, conservatory/utility area.

laid to lawn, with garden pond and useful storage facilities.

First Floor

Landing, two double bedrooms and bathroom.

Viewings

Strictly by prior appointment with Miller Countrywide Newquay 01637 871242. General enquiries Countrywide Property Auctions 01395 275691.

Outside

Mature gardens being mainly



Note

The outlines to the land being sold as this Lot are shown in red on the Promap. The Promap shown is for approximate identification purposes only and is not to scale. Interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

We understand that part of the garden is currently in a three year treatment plan for Japanese Knotweed. Further details will be provided within the legal pack.