



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.

First Floor

Landing, two double bedrooms and bathroom.

Outside

Mature gardens being mainly laid to lawn, with garden pond and useful storage facilities.

Viewings

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

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. Please refer to the legal pack with regards to access rights. 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.

EPC Rating

F

Council Tax Band

C