



Trewartha Chapel

Trewartha, Veryan



Trewartha Chapel

Trewartha Chapel, Trewartha, Veryan, Cornwall, TR2 5QJ

Situated in a serene and idyllic rural location on The Roseland Peninsula, positioned between Veryan and Portloe with Carne and Pendower beaches close by, this highly unique chapel conversion offers expansive, flexible and generously proportioned living spaces, utterly delightful and level gardens adjoining open farmland and some of the finest far-reaching views within this very special area of south Cornwall.



Trewartha Chapel gardens

A plantsman's garden, bordered by traditional Cornish hedges together with griselinia, fuchsia and pittosporum and sheltered by mature trees, both deciduous and evergreen. Trees include birch, alder and eucalyptus together with specimens and specialities- Wollemi pine, Trachycarpus fortuneii, Cornus, and several mature Dicksonia Antarctica ferns. Autumn reveals the true beauty of the Liquidambar or Smoke Gum tree.

There are shaded and bright areas throughout with an informal raised area at the end facing due west with uninterrupted, far reaching views for a sundowner. A small lily pond encourages wildlife to the garden.

The planting design ensures colour throughout the year. From specimen and unusual varieties of magnolia, camellia, rhododendron and wisteria in spring, to a myriad of colour in summer to

include giant white and blue evergreen agapanthus, specimen hydrangeas, climbing roses, day lilies and dahlias in summer enhanced by specimen grasses and herbaceous perennials of many varieties, many planted for cutting purposes. Late summer and autumn brings the flowering of Hoheria trees and chrysanthemum and a variety of later flowering bulbs.

Two commercial grade polytunnels of 30ft x18ft with 10ft head height are strategically placed to produce early freesias, crops of tomatoes and cucumbers and other early vegetables and fruit and one has a large, heated propagation bench.

A raised mature asparagus bed is located within the vegetable garden, together with 9 other raised beds for cut flower and vegetable production.



Summary

- First sale in over 22 years
- Beautiful secluded rural setting
- Traffic-free position
- Chapel and Sunday School converted in early 1990s
- Extensive, highly versatile and very spacious accommodation
- Attractive stone elevations under a natural slate roof
- Much character and charm
- Up to eight bedrooms, two large reception rooms and mezzanines
- Currently arranged as a four-bedroomed home with studies and guest accommodation

Ground floor

- Glorious conservatory linking the exceptional garden and terrace with the reception hall
- Spacious bedroom (formerly two rooms)
- Guest bedroom with fitted wardrobe and en suite shower room
- Large double aspect utility room providing plenty of space of hobbies and crafts
- Four further rooms currently used as two studies, a guest bedroom and lounge.
- Two shower room / WCs

First floor

- Exceptional open plan living room with a vaulted ceiling and miles of far-reaching views, some of the finest in this part of Cornwall.
- Kitchen incorporating a 3-oven Aga (electric, 2015), granite worktops, integrated fridge and dishwasher
- Double aspect dining room with beamed and vaulted ceilings. Stairs rising to a galleried mezzanine floor with two areas providing incredible storage for books and music etc.
- Exceptionally spacious double aspect master bedroom with beamed and vaulted ceiling, fitted wardrobes and large en suite bathroom
- Double aspect bedroom (currently used for general storage)
- Bathroom
- Rear door with long, gently descending steps to the additional parking area

The gardens and grounds

- Beautifully tended and productive gardens within a level plot
- Large sitting out / dining terrace and formal garden adjacent to the conservatory. Well stocked with an abundance of flowering shrubs and plants with mature hedge borders.
- Substantial timber outbuilding with solar panels: workshop, storage and car port / mower shed
- Productive kitchen garden raised beds, two poly tunnels and exceptionally well-planted borders including a dazzling array of varieties and specimens
- Wild garden at the very end with a raised area providing the perfect spot for a sunlounger
- Gravelled parking area providing plenty of parking and turning space
- Additional parking area for up to two cars
- Enclosed and level 2.5 acre field (including various pens and shelters for chickens and pigs) available by separate negotiation (£POA)





The Location

Trewartha, a tiny hamlet nestled in the unspoilt Roseland Peninsula, offers a peaceful retreat between the villages of Veryan and Portloe. This area, recognized as an Area of Outstanding Natural Beauty, is renowned for its stunning coastal paths and picturesque county walks. The hamlet is ideally situated about a mile from Veryan, an historic and picturesque village, famous for the five unique early 19th century thatched roundhouses that guard the entrances to the village. This active village also boasts a pretty church, believed to date back to the 13th century, a highly regarded pub, shop / post office and Veryan sports and social club (tennis, football, cricket and bowls).

Portloe, a charming, unspoiled fishing village, is just a mile and a half from Trewartha, with the nearby Carne and Pendower beaches offering superb sandy shores. For more extensive amenities, the sailing resort of St Mawes, approximately eight miles away, provides a variety of shops, banks, post office, and dining options, including the celebrated Hotel Tresanton, Idle Rocks Hotel and St Mawes Hotel. St Mawes also offers a passenger ferry service to Falmouth.

The Roseland is one of the most beautiful and unspoilt areas in Cornwall. Hidden creeks, stunning gardens and spectacular coastal scenery are all literally on your doorstep.

Distances

Veryan – 0.7 (via road) & 0.5 (via footpath); Portloe – 1;
 Carne beach – 1.7; The Hidden Hut – 4.7; Portscatho – 5.3;
 Caerhays beach – 5.3; King Harry Ferry – 7.7;
 St Mawes – 7.5; Lost Gardens of Heligan – 7.8;
 Truro – 10; Falmouth (via King Harry ferry) – 18;
 Cornwall Airport (Newquay) – 20.3

(All distances are approximate and in miles)

Tenure, services and general information

Freehold. Oil fired central heating. Mains electricity and water. Solar panels for electricity. Private drainage. Broadband: Ultrafast Full Fibre Broadband is available in the postcode (Openreach website)

Council tax: Band F

What 3 Words ///employ,pills.cubed

Directions

Travelling towards St Mawes along the A3078, take the left turning towards Veryan immediately after the Texaco petrol station. After approximately two miles take the left turning for Trewartha (Carne & Portloe). After approximately 500 yards take the right hand turning down the lane and Trewartha Chapel will be on the right-hand side. Continue past the chapel and the main parking area is 50 yards on the right.



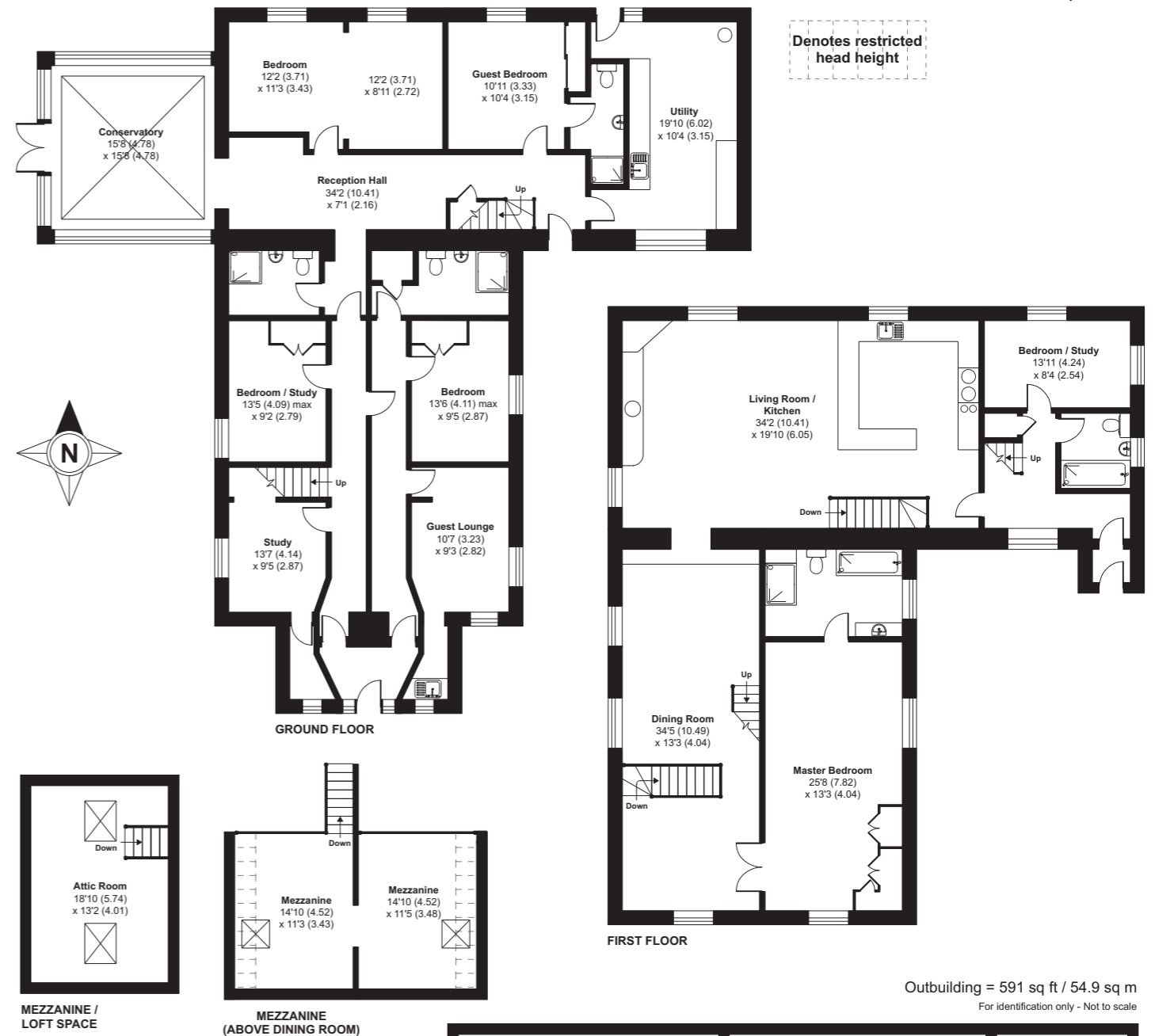
Trewartha Chapel, Veryan, The Roseland TR2 5QJ

Main House = 4833 sq ft / 449 sq m (excludes log store)

Total = 5484 sq ft / 509.4 sq m (excludes outbuildings)

Limited Use Area(s) = 60 sq ft / 5.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Shore Partnership Limited. REF: 1166035

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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