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CAMEL

COASTAL & COUNTRY



Foxglove

Rejerrah, TR8 5QE

Guide Price £425,000

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The Property
A characterful two/three-bedroom cottage in the rural hamlet of Rejerrah, combining original features with a modern finish, attractive gardens, parking and a versatile garden cabin.

Foxglove is a well-presented period cottage in Rejerrah, surrounded by open countryside yet within easy reach of Newquay and the popular village of Cubert.

The property has been thoughtfully updated in recent years, including a modern kitchen and bathroom, while retaining much of its original character. The ground floor is well laid out, with a modern kitchen featuring shaker-style units, integrated appliances and good workspace. An archway leads through to a bright sunroom/utility area with space for laundry appliances and storage, as well as access to the garden.

The living room retains plenty of original character, with exposed beams, a wood-burning stove and French doors opening onto the garden. Off the living room is a separate dining room or third bedroom with exposed stonework, providing a good-sized space for everyday dining or entertaining.

Upstairs are two generously proportioned double bedrooms, both overlooking the rear gardens and enjoying a pleasant outlook.

Entrance Hall
8'0 x 3'7 (2.44m x 1.09m)

Bathroom
8'4 x 6'11 (2.54m x 2.11m)

Kitchen
11'5" x 6'11 (3.48m x 2.11m)

Utility/Sun Room
7'10 x 5'2 (2.39m x 1.57m)

Living Room
12'7 x 14'11 (3.84m x 4.55m)

Dining Room/Bedroom Three
12'5 x 8'5 (3.78m x 2.57m)

Landing

Bedroom
15'0 x 11'9 (4.57m x 3.58m)

Bedroom
8'10 x 8'7 (2.69m x 2.62m)

W.C
4'2 x 3'5 (1.27m x 1.04m)

Gardens
The front and rear gardens are both a real feature of the property, with established planting, mature borders and a selection of seating areas creating attractive and secluded spaces to relax and enjoy the surroundings.

The front garden sets the tone, with a gravel path leading through established planting and mature shrubs to the entrance.

The rear garden is thoughtfully arranged over two levels, with a private patio area and steps leading up to a lawned garden, with a number of useful outbuildings positioned at the far end. The principal outbuilding is a substantial timber garden cabin, currently used for storage but offering excellent potential as a home office, studio, gym or workshop. The cabin benefits from both power and lighting, making it a particularly versatile addition to the garden.

Garden Room/Gym/Store
13'8 x 13'6 (4.17m x 4.11m)

Garden Store
8' x 4' (2.44m x 1.22m)

Parking
Private parking with space for 4 four cars and ample room for a for those wanting space for a camper van.

Directions
Sat Nav: TR8 5QE
What3words: ///activity.fairness.lunching

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction:
Construction Type: Stone
Heating: Electric room heaters and a wood burner
Electrical Supply: Mains
Water Supply: Borehole
Sewage: Septic tank
Council Tax: C
EPC: E46
Tenure: Freehold

The property benefits from a private water supply via a shared borehole and private drainage via a shared septic tank with the neighbouring property. The maintenance and running costs for both systems are shared proportionately between the properties.

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.






Road Map



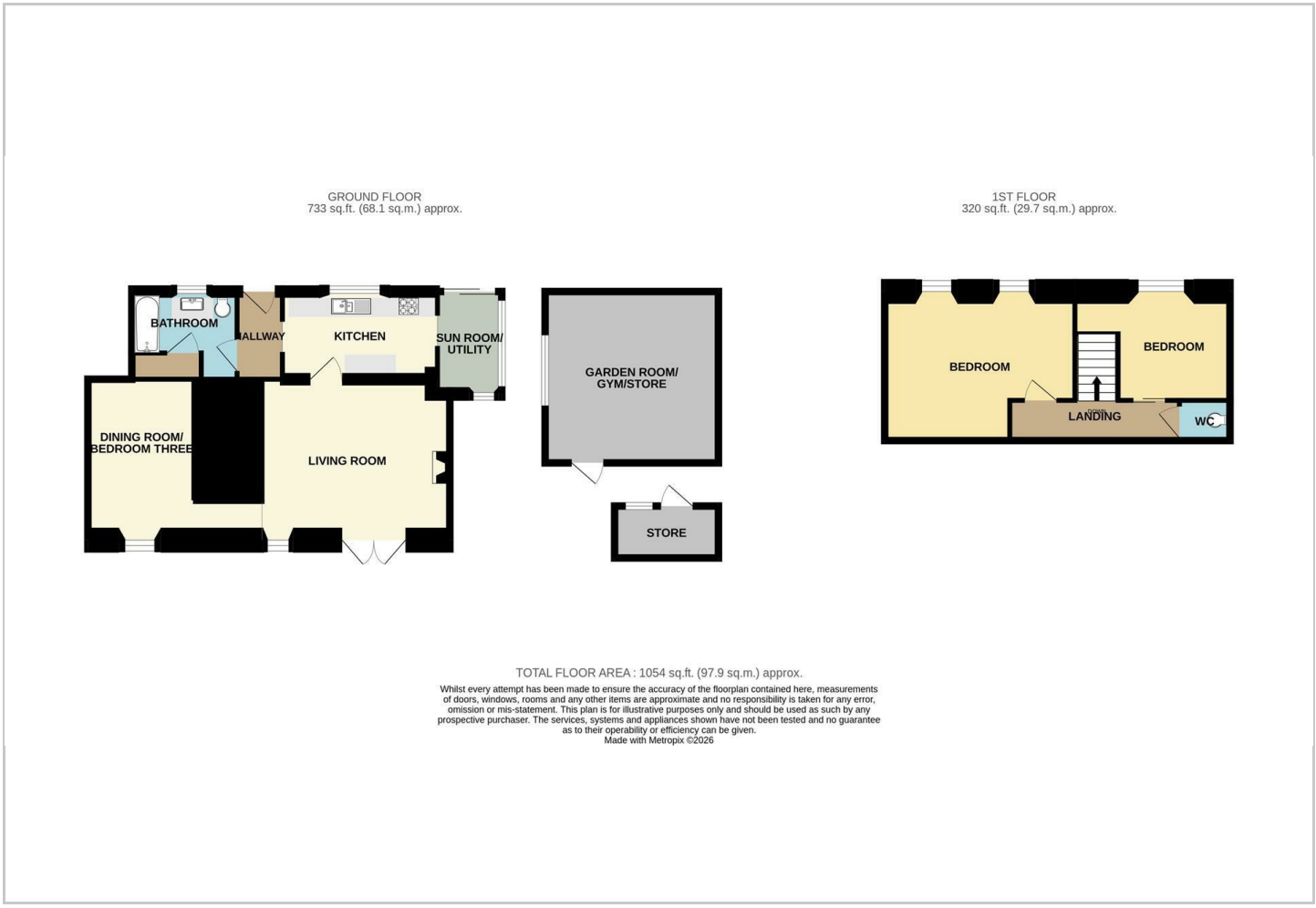
Hybrid Map



Terrain Map



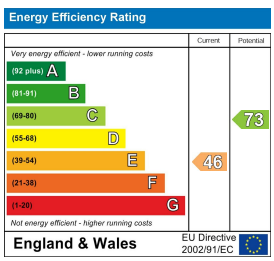
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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