



Jackie Stanley
ESTATE AGENTS

Dovecote Cottage
NR NEWQUAY



- **High Quality Barn Conversion**
- **Select Courtyard Development**
- **Quite Stunning Tranquil Rural Setting**
- **Four Bedrooms & Modern Family Bathroom**
- **Two Reception Rooms**
- **Character in Abundance**
- **Allocated Parking for two Vehicles**
- **Six Miles from the rugged North Cornish Coastline**



Dovecote Cottage is a high quality barn conversion, part of a select courtyard development at Trugo Farm situated in a stunning rural locale just six miles from the rugged North Cornish coastline.

The original farmhouse at Trugo Farm is thought to date back to the 1780s with Dovecote Cottage and the neighbouring dwellings converted some 30 years ago.

With uniquely designed accommodation, the property has double glazed windows, and despite the rural location, gas central heating. Dovecote has two adjacent entrance doors, one leading into an impressive vaulted kitchen/dining room with bespoke wooden kitchen and the other into a generous lounge/diner with beamed ceiling. The reverse style configuration has a

utility room and cloakroom on the first floor and the lower ground floor provides four generous bedrooms and large family bathroom with separate bath and shower enclosure.

Dovecote Cottage has a pretty enclosed garden to the front and side, bordered by chunky Cornish stone walls with an established lawn. There is allocated parking for two vehicles in the adjacent communal carpark. Services to the property include mains gas, water and electricity with septic tank drainage. There is an annual maintenance charge for the upkeep of the communal grounds and private lane details of which are available on request. EPC rating TBC. Council tax band B.

Dovecote Cottage sits blissfully amongst open countryside just six miles from vibrant Newquay, seven miles from the revered coastal hotspot of Watergate Bay, eight miles from sought after Mawgan Porth and 12 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just six miles distant.



Dovecote Cottage, Nr Newquay
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£555,000

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To find Dovecote Cottage, follow the A30 and turn off at Indian Queens to follow the A39 towards Newquay. At the first roundabout take the second exit onto the A392, again signposted to Newquay. Proceed along this road for approximately 1.4 miles and then turn right signposted to St Columb Major and Trebudannon. Proceed along the lane for approximately 0.6 miles before turning right to Trugo Farm. Dovecote Cottage can be found at the top of the lane. The postcode for satellite navigation is TR8 4LX. What3words: scout.desk.titles