



**Description**

A charming two bedroom detached character cottage set in the heart of the sought-after rural village of St John and having the benefit of allocated parking and a good size enclosed rear lawned garden with useful outbuilding. Whilst in need of some updating the cottage offers reverse level accommodation, with galleried living room, kitchen and bathroom at entrance level and two bedrooms at ground floor level and is likely to be of interest to owner/occupiers and those looking for a second home/holiday lettings venture given its proximity to the stunning coastline of Whitsand Bay.

**Situated**

St John is a pretty rural village situated on the Rame Peninsula in South East Cornwall. The village has an award-winning public house/restaurant, village hall and a community pop up shop catering for day-to-day requirements, with further facilities and supermarkets available in the nearby town of Torpoint, with a ferry crossing to Plymouth. St John is within easy reach of Whitsand Bay, Kingsand and Cawsand, with glorious coastal walks and sandy beaches.

**Entrance Level**

Hallway with stairs leading up to the galleried living room, kitchen and bathroom.

**Ground Floor**

Two bedrooms.

**Outside**

The enclosed garden lies to the rear of the property being mainly laid to lawn and having a useful outbuilding/store. There is an allocated parking area serving the property in the adjacent Public House car park.



**Viewings**

Strictly by prior appointment with Miller Countrywide Torpoing 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

**EPC Rating**

E

**Council Tax Band**

C