



Rosemelling

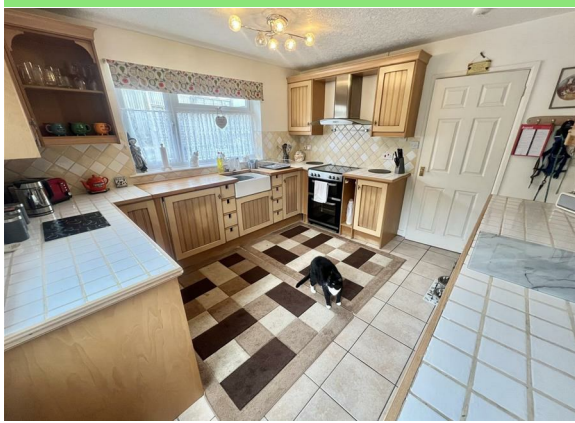
Luxulyan

Bodmin

PL30 5EQ

Asking Price £200,000

- INVESTOR BUYERS ONLY
- PRESENTLY LET AT £875 pcm
 - PARKING
- QUIET RURAL HAMLET
 - TWO BEDROOMS
- INGLENOOK FIRE PLACE
- OIL FIRED CENTRAL HEATING
- CHARACTER COTTAGE
- CLOSE TO LUXULYAN
- SCAN CODE FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 742.00 sq ft



PROPERTY DESCRIPTION

INVESTOR BUYERS ONLY! Millerson are delighted to offer this is a very traditional Cornish cottage, with immense charm and character which is now let on a Short term tenancy with a rent of £875 pcm. The accommodation briefly comprises farmhouse kitchen/breakfast room, shower room, sitting room/dining room with inglenook fireplace. On the first floor there is a landing/study area and two bedrooms with rural views. The property benefits from oil-fired central heating, Outside there is a parking area/garden and to the rear is a sheltered south-facing yard/garden area.

LOCATION

The property is located in the lovely rural hamlet of Rosemelling which consists of a few cottages and is just outside the village of Luxulyan, which is a vibrant village, with local shop, public house, local railway station, school and church. The hamlet is ideally located for access to many local points of interest including the Eden project, local vineyards, Fowey, Par with its popular beach, Charlestown, and the towns of St Austell and Bodmin which both offer mainline railway stations, and extensive shopping and schooling facilities.

Accommodation Comprises

All dimensions are approximate.

HALF GLAZED UPVC FRONT DOOR

Leading into:

FARMHOUSE KITCHEN/BREAKFAST ROOM

11'11" x 11'5" (3.63 x 3.49)

With an extensive range of base units some with drawers and matching wall units, built-in fridge, built-in wine rack, part tiled and wood surfaces, inset ceramic 'butlers sink' with mixer taps, stainless steel extractor hood above part tiled walls, tiled floor, paneled radiator, cupboard housing consumer unit, double-glazed window to front elevation overlooking parking/garden area. Door to:

HALLWAY

Panelled radiator, built-in cupboard with shelving, access to loft space, door to:

SHOWER ROOM

8'11" x 5'5" (2.72 x 1.64)

A lovely modern shower room with low level WC, wash basin inset into

vanity unit with drawers below, double shower cubicle with rain shower head and extractor fan, heated towel rail, two obscure double-glazed windows to front.

SITTING/DINING ROOM

19'1" x 12'1" (5.82 x 3.69)

A lovely character room with large feature inglenook fireplace and inset multifuel stove, stone surround and impressive granite lintel, inset cloam oven, slate hearth, built-in side cupboard, beamed ceilings, two panelled radiators, wall lights, two double-glazed windows to front. In the dining area there is another open fireplace (not tested), half-glazed front door opening into the rear garden. Stairs to first floor.

LANDING/STUDY

8'5" x 5'1" (2.57 x 1.55)

Telephone point and doors to both bedrooms.

BEDROOM ONE

11'10" x 9'10" (3.6 x 2.99)

Measurements Include depth of built-in wardrobes, solid wood door, double-glazed window to front elevation with rural views, access to loft space, panelled radiator, bonnet ceiling.

BEDROOM TWO

8'11" x 6'11" (2.71 x 2.12)

Double-glazed window to rear elevation with rural views, panelled radiator.

OUTSIDE

At the front of the cottage is a parking space. There is a path leading around to the rear garden, past the oil tank and oil-fired boiler. Rear garden with paving; a sheltered south-facing area ideal for sitting out in.

PARKING SPACE

To the rear is a parking space or further garden.

SERVICES

Mains Water, Electricity, Oil fired central heating, septic Tank.

AGENTS NOTE

The property has been let from October for £875 pcm. The owners are looking to sell with the tenants which are on a shorthold tenancy agreement. Gross Yield 5.25%

MATERIAL INFORMATION



Verified Material Information

Council tax band: B

Council tax annual charge: £1480.92 a year (£123.41 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Shared Septic tank

Heating: Oil Central heating

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - OK, Three - OK, EE - OK

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

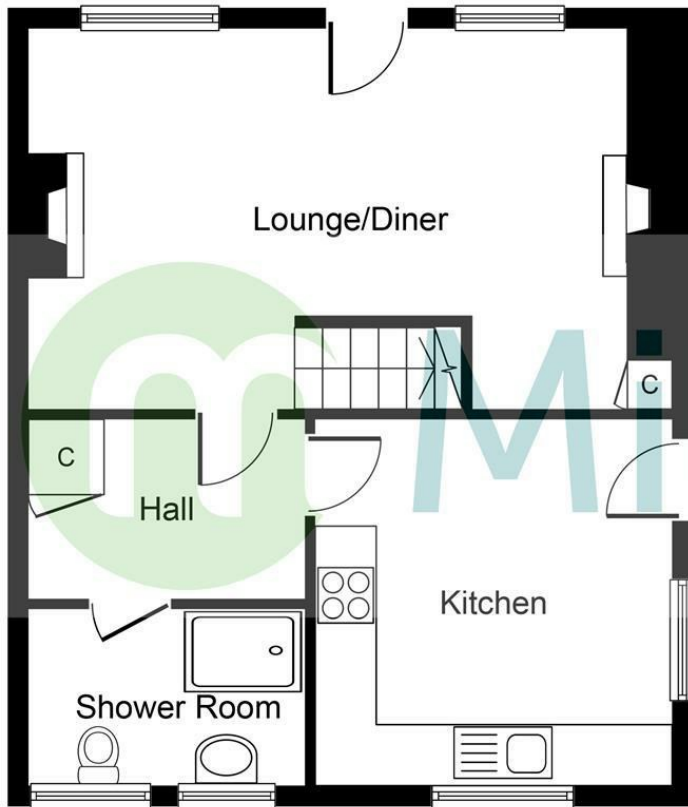
Coal mining area: No

Non-coal mining area: Yes

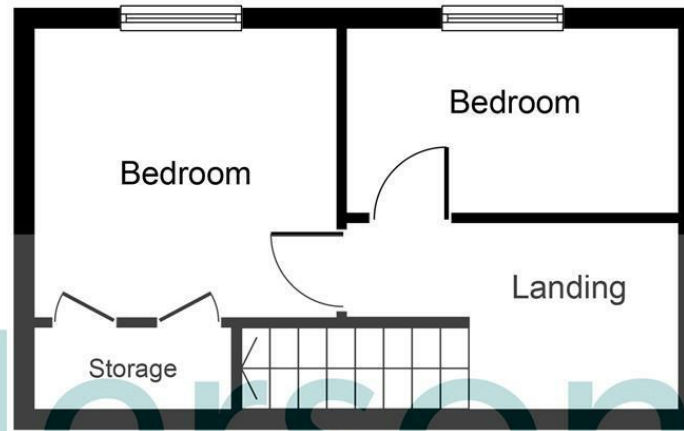
Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

From the Centre of Luxulyan, keeping the pub on your righthand side, proceed up the hill and about three quarters of a mile, heading towards St Austell, turn left into the hamlet of Rosemelling and the, the road them bears left towards the road you just left and the cottage will be seen on the left marked with a for sale board.

Contact Us

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