



## 56 Cosawes Park Homes, Perranarworthal

Guide Price £150,000

Heather & Lay  
*The local property experts*



- 36' x 20' Park Home
- Spacious 2 bedroom accommodation
- Separate sitting & dining rooms
- Quiet streamside setting
- UPVC double glazing, radiator central heating
- Well presented & equipped
- Manageable landscaped garden
- Parking space

### THE PROPERTY

Choice double unit park home in delightfully established streamside garden. Comfortable, thoughtfully planned 'bungalow like' two bedroom accommodation with a generous bay window lounge, separate dining room and well-equipped kitchen. UPVC double glazed and with an oil-fired boiler fuelling radiator central heating and hot water supply.

This 1996 built Tindene 36' x 20' park home has been well cared for both inside and outside where its streamside garden is landscaped and enhanced by the planting of many choice shrubs and small trees. Beside the garden is 56's designated parking space.









## COSAWES - THE LOCATION & A LITTLE HISTORY

The residential retirement park at Cosawes is a quiet, beautiful place in which to live. The homes are set in attractive thoughtfully planted surroundings which teem with wildlife, both in the residents' gardens and surrounding hedges and woods from where Muntjac and Red deer occasionally appear. Otters visit the picturesque leat which tumbles down through the valley and beside Number 56, once feeding the gunpowder works here before flowing underground to the River Kennall at Sticker Bridge, Restronguet Creek and out to sea. The Manor of Cosawes has a fascinating history, beautifully chronicled by Colin Poole the site manager and Dorothy Archer a resident here and a former author of several Ladybird books. 'Tinnors, Sinners & Winners' records from The Domesday, when in 1086 the new Lord of the Manor was the half brother of the King, and the second richest man in the country. Since then Cosawes has been owned and tenanted by some of the most prominent and influential families in the land with a rich history of tin mining and the opening of the first gunpowder mill in Cornwall.

Today Cosawes is an award winning residential and holiday park owned by the Fraser family and home to an eclectic mixture of residents from all walks of life.

### ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Three gentle steps up to panel and arch effect UPVC double glazed door into.....

#### HALLWAY

UPVC double glazed window to side. Radiator. Coat hooks. White panel doors to kitchen, to lounge/dining room and.....

#### CLOAKROOM/WC

Obscure UPVC double glazed window to side. Radiator. White WC and hand basin. Extractor.

#### LOUNGE

16' 2" (4.93m) x 14' (4.27m) reducing to about 10' 10" (3.3m) with offset wooden and tile surround fireplace and inset electric fire. Box bayed UPVC double glazed window to front and window to side. Two radiators. Pendant and picture light. Wide archway open plan into....







#### **DINING ROOM**

9' 10" x 7' 8" (3.00m x 2.34m)

UPVC double glazed window to side. Radiator. White panel doors to inner hallway and to.....

#### **KITCHEN**

9' 6" (2.9m) x 12' 8" (3.86m) maximum reducing to 7' 2" (2.18m)

Good sized, nicely fitted room with UPVC double glazed window to stream and wooded view. Gloss white panel effect range of base and eye level cupboards and drawers, roll top work surfaces and inset stainless steel sink and drainer. Space and plumbing for white goods and electric cooker. 'NEFF' extraction hood.

Breakfast bar. Double doors to boiler/airing cupboard housing 'Grant' oil fired boiler fuelling radiator central heating and hot water supply. Shelf and storage. Door to entrance hallway and UPVC double glazed door to outside.

#### **INNER HALL**

Central heating thermostatic control. White panelled doors to two bedrooms and.....

#### **BATHROOM**

6' 7" x 5' 6" (2.01m x 1.68m)

White suite comprising panel bath with 'Mira' electric shower over, rail and screen, pedestal hand basin and WC. Radiator. Extractor.

#### **BEDROOM ONE**

11' 6" x 9' 8" (3.51m x 2.95m)

First measurement to front of built-in wardrobe, cupboard space and chest of drawers. Radiator. UPVC double glazed window to stream and wooded view.

#### **BEDROOM TWO**

8' x 7' 8" (2.44m x 2.34m) to front of built-in wardrobe and cupboard space and chest of drawers. Radiator. UPVC double glazed window to rear overlooking the garden to woodland views.





## OUTSIDE

Outside, 56 lies in a favoured streamside position and good-sized established plot and garden. From the designated parking space down three steps and along a paved pathway to the entrance. The garden has been thoughtfully landscaped and planted with some fine specimen small trees and shrubs including pierus, several camellia, azalea, mahonia and pittosporum to name a few. The garden is nicely enclosed with stone walls, shrubbery and timber panel fencing. Paved and cobblestone pathways all around and areas of terracing and beds of flintstone and pebble. Several trellised arches with climbers including a clematis and healthy grape vine. All this within a delightful wooded valley and streamside position. There are several hatches to storage areas beneath the Park Home. External tap and lighting.

ELDERLY HEPTAGONAL TIMBER SUMMERHOUSE situated beside the terrace and stream.

## ALLOCATED PARKING

1 Parking Space

## AGENTS NOTE

Minimum age of 55 years. No resident dogs or children. Two cats permitted. Pitch fees £58 per week. Council tax - A

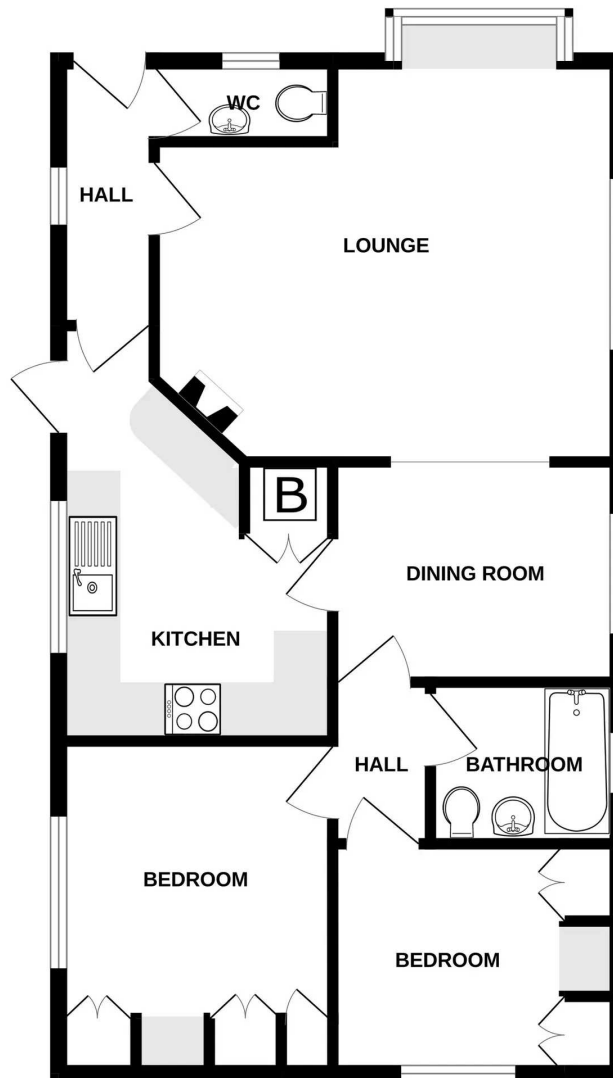
**TENURE:** LEASEHOLD with a pitch fee of £58 per week.

**SERVICES:** Mains electricity, water & drainage. Oil-fired central heating





GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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