

Rosaleen
NR WATERGATE BAY



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ESTATE AGENTS



- **Characterful Cottage in Quiet Hamlet**
- **Two Double Bedrooms/Family Bathroom**
- **Integral One Bedroom Annexe Accommodation**
- **Original Character Throughout**
- **Wood Burning Stove & Cloam Oven**
- **Enclosed & Private Lawned Garden**
- **Attached Garage with Driveway Parking**
- **Walking Distance to the Incredible Beach at Watergate Bay**



Rosaleen is situated within a small peaceful hamlet just half a mile above the golden sands of Watergate Bay.

This characterful cottage has been in the same ownership for almost forty years and provides two double bedroom accommodation alongside a one bedroom annexe providing immense versatility.

Rosaleen has character in abundance, from the beamed ceilings and thick stone walls to the exposed stone fireplace, wood burning stove and cloam oven.

The accommodation comprises an entrance porch to access both the cottage and annexe. Rosaleen has an open plan living area with a modern fitted kitchen, integral electric oven

and ceramic hob. With beams overhead and staircase rising to the first floor, the space opens up to the living area with a large stone fireplace at the far end, home to a wood burning stove and original cloam oven. Another door leads out to a rear porch and onto the garden. Up on the first floor are two double bedrooms and family bathroom complete with bath, a white suite and heated towel rail.

The annexe accommodation has a modern fitted kitchen with integrated electric oven and hob with freestanding fridge. The annexe also has a living room, shower room and bedroom.

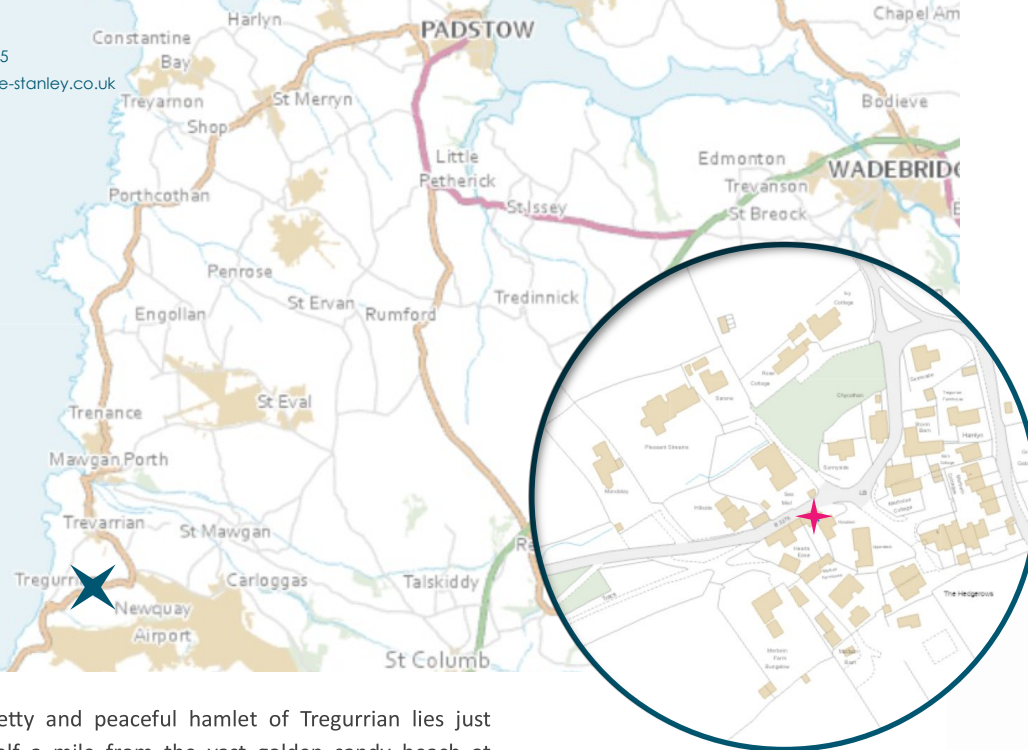
To the front of the cottage is a driveway with off road parking for two vehicles as well as the attached garage with up and over door. To the rear is an enclosed garden with well stocked flower and hedge borders and a central lawn.

With some light refurbishment and improvement, Rosaleen would equally serve as a permanent home or indeed as a characterful holiday home with good income potential.

Rosaleen, Tregurrian, Nr Watergate Bay, TR8 4AD £495,000 guide



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The pretty and peaceful hamlet of Tregurrian lies just over half a mile from the vast golden sandy beach at Watergate Bay, a leading venue for beach sports, events, dog walkers and a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the beautiful Cornish village pub at nearby Trevarrian. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

Just two miles north along the coast is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles along the very scenic coast road. Well situated for ease of transport, Tregurrian is less than a 15 minute drive off the main A30 and just 5 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is a approximately a 30 minutes drive away.

To find Rosaleen, from Padstow follow the B3276 towards Newquay for approximately 10 miles, passing through St Merryn, Porthcothan, Mawgan Porth and Trevarrian. As you enter the hamlet of Tregurrian, pass the Watergate Touring Park on the right hand side and round the bend. As you drive through Tregurrian, Rosaleen can be found on the left hand side. The postcode for satellite navigation is TR8 4AD. What3words: wriggled.backed.prospers

Services to the property include mains water, electricity and drainage. EPC ratings E and E. Council tax bands A and A. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

