



## Rose Cottage , Chapel, Newquay, Cornwall, TR8 4NZ

A WELL PRESENTED AND GENEROUSLY SIZED DETACHED THREE BEDROOM FORMER RAILWAYMANS COTTAGE IN A RURAL LOCATION WITH, CONSERVATORY, LARGE GARDEN, OFF STREET PARKING AND HILLSIDE VIEWS, CLOSE TO NEWQUAY.

£325,000  
Freehold

our ref: CNN8495



## KEY FEATURES



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- DETACHED THREE BEDROOM DORMER BUNGALOW
- PARKING FOR TWO CARS
- LARGE REAR GARDEN
- KITCHEN/DINER
- CONSERVATORY
- UTILITY/PANTRY ROOM
- ENSUITE SHOWER ROOM
- HILLSIDE VIEWS
- WOODBURNER
- RURAL LOCATION



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Energy rating (EPC) **F**

Council tax band: **C**

## SUMMARY

Welcome to this beautifully presented, detached former railwayman's cottage located in a tranquil rural setting on the outskirts of Newquay. This charming property seamlessly blends historic character with modern conveniences, offering stunning countryside and hillside views. With three bedrooms, a conservatory, a spacious kitchen diner, a pantry, a utility room, a level garden, and off-street parking for two cars, this cottage presents an ideal opportunity for a family home or a valuable investment.

The property retains its historic charm with original period features, exuding character and warmth. The accommodation is thoughtfully arranged, with a ground floor bedroom and en-suite that provides convenience and accessibility, while the two first-floor bedrooms offer privacy and picturesque views of the surrounding countryside.

Upon entering, you are greeted by an inviting entrance porch, perfect for storing shoes and coats. The main hallway leads to all ground floor rooms. The cosy lounge, featuring a focal inbuilt wood burner, is a welcoming space ideal for relaxing and spending time with family. The bright conservatory is a versatile addition to the home, serving as a second reception room where you can unwind and enjoy the beautiful hillside views.



The third bedroom is a ground floor bedroom with a fully equipped en-suite shower room, currently accessed via the conservatory. The third bedroom can easily double up as a work from house space/study.

The modern kitchen diner is the heart of the home, fully equipped with contemporary appliances and ample storage space. It is perfect for preparing family meals and entertaining guests. Adjacent to the kitchen, the pantry and utility room provide additional storage and practicality, with a door leading out to the large rear garden. The garden is level and surrounded by mature trees and shrubs, creating a private and serene outdoor space for children to play or for hosting gatherings.

The first floor comprises two well-proportioned double bedrooms, both enjoying stunning hillside views across neighbouring fields towards Quintrell Downs. The main bathroom, featuring part-tiled walls and a white suite with an electric shower over the bath, serves the upstairs bedrooms.

Outside, the property offers a generous driveway with off-street parking for two cars. The rear garden is a highlight, being level, enclosed, and sunny, with plenty of space for outdoor activities and relaxation. Surrounded by established trees and shrubs, it provides a peaceful and secluded environment.

Rose Cottage Chapel is a fantastic opportunity to own a piece of railway heritage in a secluded yet convenient location close to Newquay town. Whether you're looking for a charming family home with ample space for everyone or an investment property with great rental potential, this cottage offers the perfect blend of rural tranquility and modern living. Its unique combination of historic charm, modern amenities, and idyllic setting makes it a truly special property.

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## ADDITIONAL INFO

Utilities: Mains Water and Electric. Private Drainage

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good on EE. For best network coverage please refer to Ofcom checker

Parking: Driveway

Heating and hot water: Oil Central Heating for both

Construction: Stone

Accessibility: Steep Drive

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Porch

6' 4" x 4' 9" (1.93m x 1.45m)

## Hall

9' 4" x 8' 7" (2.84m x 2.61m)

## Kitchen/Diner

11' 10" x 11' 11" (3.60m x 3.63m)

## Utility/Pantry room

9' 4" x 7' 5" (2.84m x 2.26m)  
L-Shaped Maximum Measurements

## Lounge

15' 6" x 12' 0" (4.72m x 3.65m)

## Conservatory

21' 0" x 5' 6" (6.40m x 1.68m)

## Ground Floor Bedroom 3

8' 8" x 7' 6" (2.64m x 2.28m)

## En-suite

7' 5" x 3' 6" (2.26m x 1.07m)

## First Floor Landing

## Bedroom 1

9' 2" x 8' 10" (2.79m x 2.69m)

## Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m)

## Bathroom

10' 7" x 5' 2" (3.22m x 1.57m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

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