



The Wrens, Rosehill, Penzance,
TR20 8TE







THE WRENS, ROSEHILL, PENZANCE, TR20 8TE

GUIDE PRICE £945,000 FREEHOLD

- * FIVE BEDROOMS * TRIPLE ASPECT LIVING ROOM**
- * LARGE FAMILY ROOM * WELL-EQUIPPED KITCHEN ***
- * TWO GROUND FLOOR BEDROOMS WITH SHOWER ROOM IDEAL FOR ANNEXE ***
- * THREE FIRST FLOOR BEDROOMS ONE WITH ENSUITE SHOWER ROOM AND DRESSING ROOM ***
- * FAMILY BATHROOM * UTILITY ROOM * INTEGRAL GARAGE ***
- * ELECTRIC CENTRAL HEATING * DOUBLE GLAZING ***
- * GOOD DECORATIVE ORDER THROUGHOUT * IDEAL FAMILY HOME ***
- * RANGE OF USEFUL OUTBUILDINGS * BEAUTIFUL LANDSCAPED GARDENS ***
- * PRIME RESIDENTIAL AREA ON THE OUTSKIRTS OF PENZANCE ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED ***
- * EPC = E * COUNCIL TAX BAND = G * APPROXIMATELY 227 SQUARE METRES ***

A chance to acquire an extremely well presented five bedroom, detached, modern style family home. Set in approximately half acre and located in a small select hamlet above a local vineyard on the outskirts of Penzance. The Wrens is an attractive house set in a tranquil location with far reaching views towards Newlyn and across the surrounding countryside to the village of Madron.

The house itself has been stylishly updated, modernised and feels spacious and light over the two floors and with potential to create a self contained two bedroom annexe (subject to any necessary planning permissions).

An especially attractive feature are the gardens which are landscaped with sub-tropical plants within the former quarry garden, and formal lawned gardens to the side.

To the side of the property is a large timber workshop/store along with access to an integral garage.

To the front of the property is a large gated gravelled driveway and parking area. This exclusive select hamlet, formerly the grounds of Rosehill Manor, offers a very peaceful setting with a rural background and is approximately 10 minute walk to National Trust property "Trengwainton".

The seaside promenade and main town of Penzance , are approximately 20-25 minutes walk away. Penzance has a good array of shops along with the art deco Jubilee Pool, Ferries and Helicopter services to the Isle of Scilly, plus the mainline railway station to Paddington.

Due to the popularity of properties such as this, we recommend an internal inspection to appreciate it to the full.

ENTRANCE VESTIBULE: Tiled flooring, feature glass bricks, double glazed windows, sunken spotlights, courtesy door to study and door to:

HALLWAY: Engineered oak flooring, understairs storage cupboard, sunken spotlights.

CLOAKROOM: White suite comprising low level WC with concealed cistern, wash hand basin, feature tiled wall.

FAMILY ROOM (L SHAPED) 26' 3" x 26' 3" maximum (8.00m x 8.00m maximum) Shelving with cupboards below, engineered oak flooring, two feature radiators, double glazed sliding patio doors to garden, further double glazed door to gardens, open plan to:

KITCHEN AREA: Inset porcelain twin sink with cupboards below, extensive range of fitted wall and base units, marble worksurfaces, built in oven, microwave, five ring hob and extractor hood, integrated dishwasher, space for American style fridge/freezer, central work station with solid wood worksurfaces and range of cupboards and units below, skirting board heating, sunken spotlights, worktop lighting, double glazed window to front.

Steps from family room up to:

LIVING ROOM: 27' 5" x 12' 5" (8.36m x 3.78m) Triple aspect room with far reaching views, being of a south-westerly direction, high pitch ceiling, exposed granite to one wall, feature electric fire, TV point, double glazed window, built in day bed, sunken spotlights.

From family room door to:

INNER HALLWAY/UTILITY AREA: Engineered oak flooring, stainless steel sink with cupboards below.

STUDY: 12' 3" x 10' 0" (3.73m x 3.05m) Engineered oak flooring, TV point, sunken spotlights, tiled area with double glazed window to front and courtesy door to entrance vestibule.

BEDROOM FOUR: 10' 8" x 8' 5" (3.25m x 2.57m) Engineered oak flooring, hanging space, double glazed window, electric radiator.

BEDROOM FIVE: 11' 11" x 9' 0" (3.63m x 2.74m) Double glazed window to front, sunken spotlights, electric radiator.

SHOWER ROOM: White suite comprising pedestal wash hand basin, low level WC with concealed cistern, wall cupboard, glazed shower cubicle with chrome fittings, double glazed window, radiator.

NB: The above rooms, including the utility area, would make a self contained annexe (subject to any necessary planning permissions).

From family room steps down to:

UTILITY ROOM: 17' 8" x 10' 3" (5.38m x 3.12m) Stainless steel twin bowl sink with cupboards below, plumbing for washing machine, tiled flooring, double glazed window to rear and door to garden.

CLOAKROOM: Low level WC.

STORAGE AREA: Courtesy door to garage.

Stairs from hallway to:

FIRST FLOOR LANDING: Double glazed window with far reaching views across surrounding countryside, sunken spotlights, radiator, access to roof space.

BEDROOM ONE: 19' 6" x 11' 5" (5.94m x 3.48m) Double glazed window with views over gardens and countryside beyond, sunken spotlights, double glazed door to sun terrace. Door to:

EN SUITE DRESSING ROOM: Walk in area with a range of shelving, drawers and hanging space, built in cupboard with mirrored door and storage below, door to:

SHOWER ROOM: White suite comprising tiled shower area with chrome fittings and glass screen, oval wash hand basin set on solid wood base with cupboards below, low level WC with concealed cistern, double glazed window, sunken spotlights, feature radiator, underfloor heating.

BEDROOM TWO: 14' 11" x 10' 3" (4.55m x 3.12m) Double glazed window with far reaching views across surrounding countryside, spotlights, feature radiator.

BEDROOM THREE: 15' 0" x 9' 7" (4.57m x 2.92m) Double glazed window with far reaching views over gardens and open countryside, sunken spotlights, feature radiator, double glazed door to:

TERRACE: 16' 4" x 10' 8" (4.98m x 3.25m) With views over gardens, countryside and beyond with steps down to garden.

FAMILY BATHROOM: White suite comprising panelled bath with chrome mixer tap and shower attachments, glazed screen, wash hand basin, low level WC, tiled flooring, sunken spotlights, feature radiator.

OUTSIDE: The property stands in large secluded gardens, which have been landscaped within the former quarry with an array of tropical trees and shrubs, which creates a good degree of privacy. There is a slightly raised terrace area with a hot tub (to remain), access to side garden which is mainly laid to lawn, again with far reaching views across the surrounding countryside.

DETACHED POTTING SHED/GARDEN ROOM: 21' 0" x 9' 6" (6.40m x 2.90m) Overlooking gardens, countryside and beyond.

Access from the side of the property down to the front with ample parking and turning area leading to:

INTEGRAL GARAGE: 21' 1" x 11' 11" (6.43m x 3.63m) plus narrow recess to the rear, open and over door, power and light.

To the side of the property is a large:

DETACHED TIMBER STORE/WORKSHOP: 20' 10" x 13' 5" (6.35m x 4.09m) and 14' 9" x 6' 9" (4.50m x 2.06m). Divided into two areas.

SERVICES: Mains water, electricity and septic tank drainage.

DIRECTIONS: Via "What3Words" app: [///conspired.irrigated.roving](https://www.what3words.com/conspired.irrigated.roving)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for Vodafone which was good. The property is constructed of block with granite facing under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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