



ROHRS & ROWE





Ansells
Rosevine
Portscatho
Cornwall
TR2 5EW

- Stunning coastal residence
- Outstanding panoramic sea views
- Access to beach via adjacent pathway
- Broad entrance hall
- Sitting room with bi-folds to garden
- Attractive dining room
- Well designed kitchen
- Snug with access to garden
- Ground floor bedroom en suite
- Master bedroom suite with broad balcony
- 2 further bedroom suite
- Attractive garden
- Ample Parking
- EPC B
- Council Tax Band F



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PROPERTY

Ansell's is a beautiful contemporary home of architectural merit, built to maximise its enviable position and fabulous views to the sea and towards Portsactho. The residence has been lovingly crafted to ensure a high quality construction and its design offers very comfortable and flexible accommodation.

The entrance hall instantly emits a feeling of quality with some beautifully subtle features, but it is the glimpse of the view beyond that commands attention. Walking past the stunning staircase, the sitting room opens up and the vistas over the water are just tremendous. The dining area is set just slightly to the rear and side with a beautiful kitchen just beyond. To the opposite side of the hall is a cosy snug complete with wood burner and yet another wonderful view to sit and enjoy. In addition there is a ground floor bedroom with en suite, which could alternatively be used as a home office space if required. Upstairs the master bedroom is just superb. The room takes the full width of the building and provides a broad balcony to enjoy the best view in the house along with a superb en suite. The view across the bay is just lovely and the further two remaining bedrooms are of good sizes, making for an exceptionally well conceived property all round.

Outside the garden is an absolute delight, its low maintenance allows for easy servicing when away but its atmosphere really adds to the experience of soaking up the views.







FALMOUTH BAY



PORTSCATHO AREA



ST MAWES

LOCATION

Rosevine is a very beautiful and exclusive area on the stunning Roseland Peninsula. The location of Ansell's has the added benefit of an adjacent path providing direct access to a very quiet local beach. A short distance away are the well regarded Driftwood and Rosevine hotels which both offer great dining options. The real gem is the 'Hidden Hut', located on Porthcurnick Beach, it has a great reputation for fine food. Portscatho is an attractive and popular village and offers a wide range of facilities.

The picturesque fishing village of St Mawes is one of Cornwall's best known destinations. The village lies in an Area of Outstanding Natural Beauty at the tip of the beautiful Roseland Peninsula. With the beautiful local beaches and some of the best inshore sailing waters in the South West. There is a thriving sailing club and swimming, windsurfing and SUP are ever popular. The town offers a wide range of excellent restaurants including Hotel Tresanton and Idle Rocks and the St Mawes Ferry runs all year to Falmouth.

DISTANCES

Porthcurnick Beach (hidden Hut) 800m • Portscatho 2 Miles • St Mawes 5.5 Miles • Truro 10 Miles (via ferry) • Falmouth 13 (via Ferry) • Newquay Airport 23 Miles

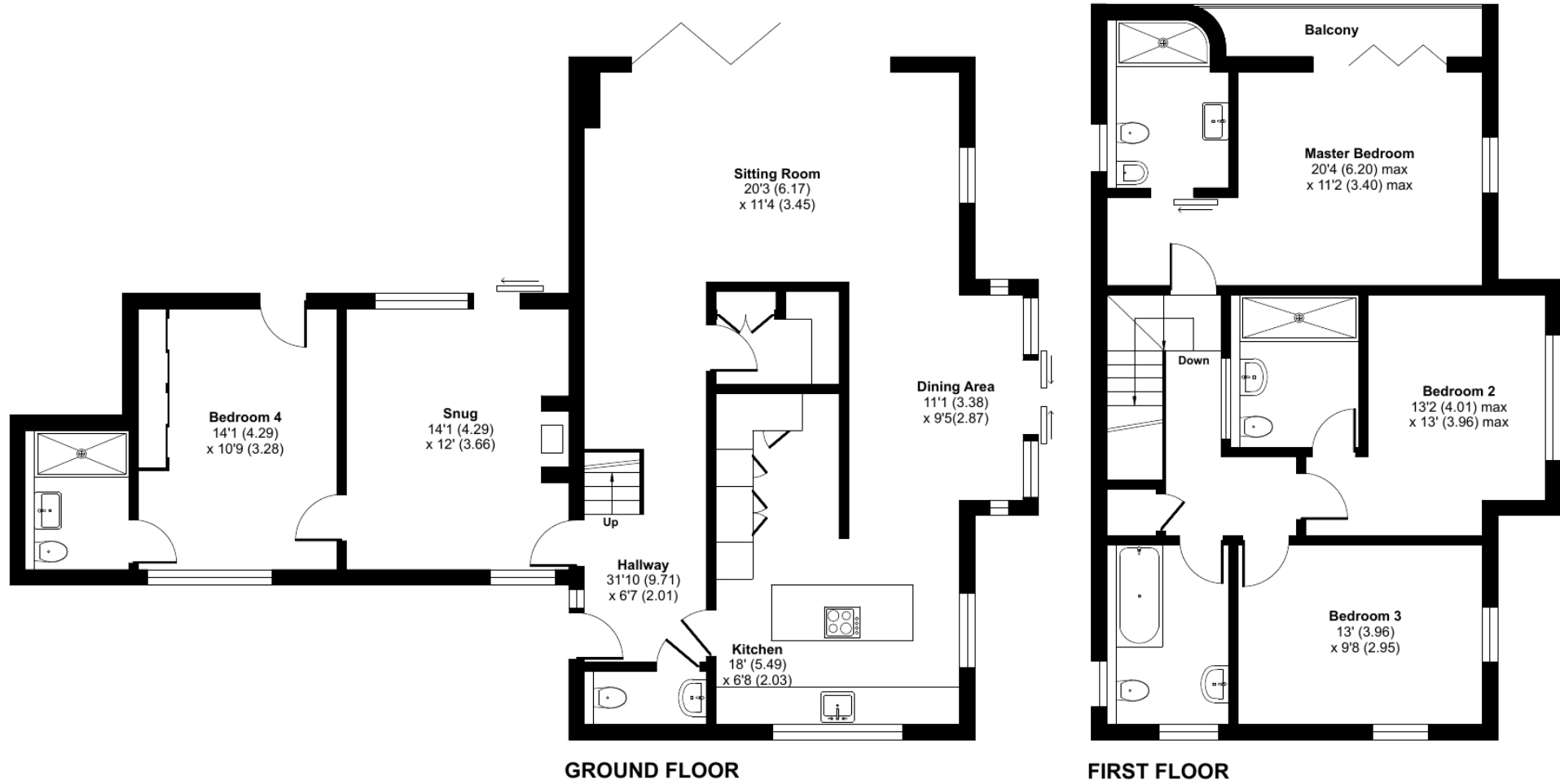




Ansells, Rosevine, Portscatho, Truro, TR2 5EW

Approximate Area = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © 2022



Services: Mains water & electricity. Private drainage. Air source heat pump heating.

Directions: What3Words: [///lists.compress.quirky](https://www.what3words.com/#!/lists/compress.quirky)

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