



ROHRS & ROWE



AN ATTRACTIVE AND SPACIOUS RESIDENCE, NESTLED INTO A TRANQUIL SETTING WITH A MEDITERRANEAN STYLE GARDEN OFFERING THE PERFECT, PEACEFUL OASIS



The Wrens
Rosehill,
Penzance,
Cornwall
TR20 8TE

- Impressive and peaceful residence
- Spacious open plan kitchen / dining area 28'1 x 26'4
- Generous sitting room 27'10 x 12'5
- Master bedroom suite with dressing room & balcony
- 2 further bedrooms
- Self contained 2 bed guest suite
- A range of useful outbuildings
- Beautiful secluded gardens
- Countryside views
- Garage, utility and store room
- Garden room
- EPC E
- Council Tax Band G



PROPERTY

The Wrens is an attractive and unique house set in a very tranquil location. It backs onto open farm land and is located within a highly desirable and exclusive part of West Penwith.

The current vendors have updated, re-designed and modernised the property with considerable thought and attention to detail. As a result, the house offers a wonderful feeling of space and light, sitting within over half an acre of mature gardens which surround the property.

The open-plan kitchen/living and dining area is very stylish, opening out onto the rear garden creating a great space for entertaining. The sitting room is light and airy with views to both front and back, giving views of the quarry garden.

The east-side of the house offers great flexibility. It can be used by a dependant relative, guests or potentially as self-catering accommodation with two bedrooms, bathroom and sitting room.

The impressive master suite comprises a Super King-size bedroom, separate dressing room and en suite. There is also a large balcony overlooking the upper garden with far-reaching views across farmland towards the village of Madron. There are two further double bedrooms on this floor and a modern family bathroom.

The gardens are stunning and a major feature of the property. They offer a very peaceful oasis to relax in away from the hustle and bustle of daily life. The secluded and completely private sub-tropical quarry garden has a broad expanse of level ground perfect for yoga or just sun-bathing. The upper garden offers a further lawned area, mature planting and a large garden room.

Outside there are various storage sheds and outbuildings as well as an integral garage. At the front there is a spacious driveway providing parking for many vehicles.











LOCATION

The Wrens is situated in an enviable position, located about a mile from the popular town of Penzance. It is set in an exclusive area which is located within the former grounds of the original Rosehill Manor, accessed via a private tarmacked lane. The location offers a very peaceful setting with a beautiful rural backdrop.

Penzance is a charming town on the south-facing shores of Mounts Bay with the seafront vista dominated by the iconic St Michaels Mount. Along the Promenade is the outdoor Art Deco Jubilee pool. There are regular ferries and helicopter flights to the Isles of Scilly. The town offers shops, cafes and restaurants along with a variety of charming Georgian buildings as well as the stunning sub-tropical Morrab Gardens and Penlee Park.

A short distance away is the fishing port of Newlyn, famous for its School of Art. A little further along is the beautiful village of Mousehole. St Ives is a major attraction with its stunning beaches, independent boutique shops, Tate gallery and restaurants.

DISTANCES

Penzance 1 Mile • Newlyn 1.5 Miles • Mousehole 3.75 Miles • Marazion (St Michaels Mount) 5.5 Miles • Falmouth 28 Miles • Truro 27 Miles • Newquay Airport 41 Miles

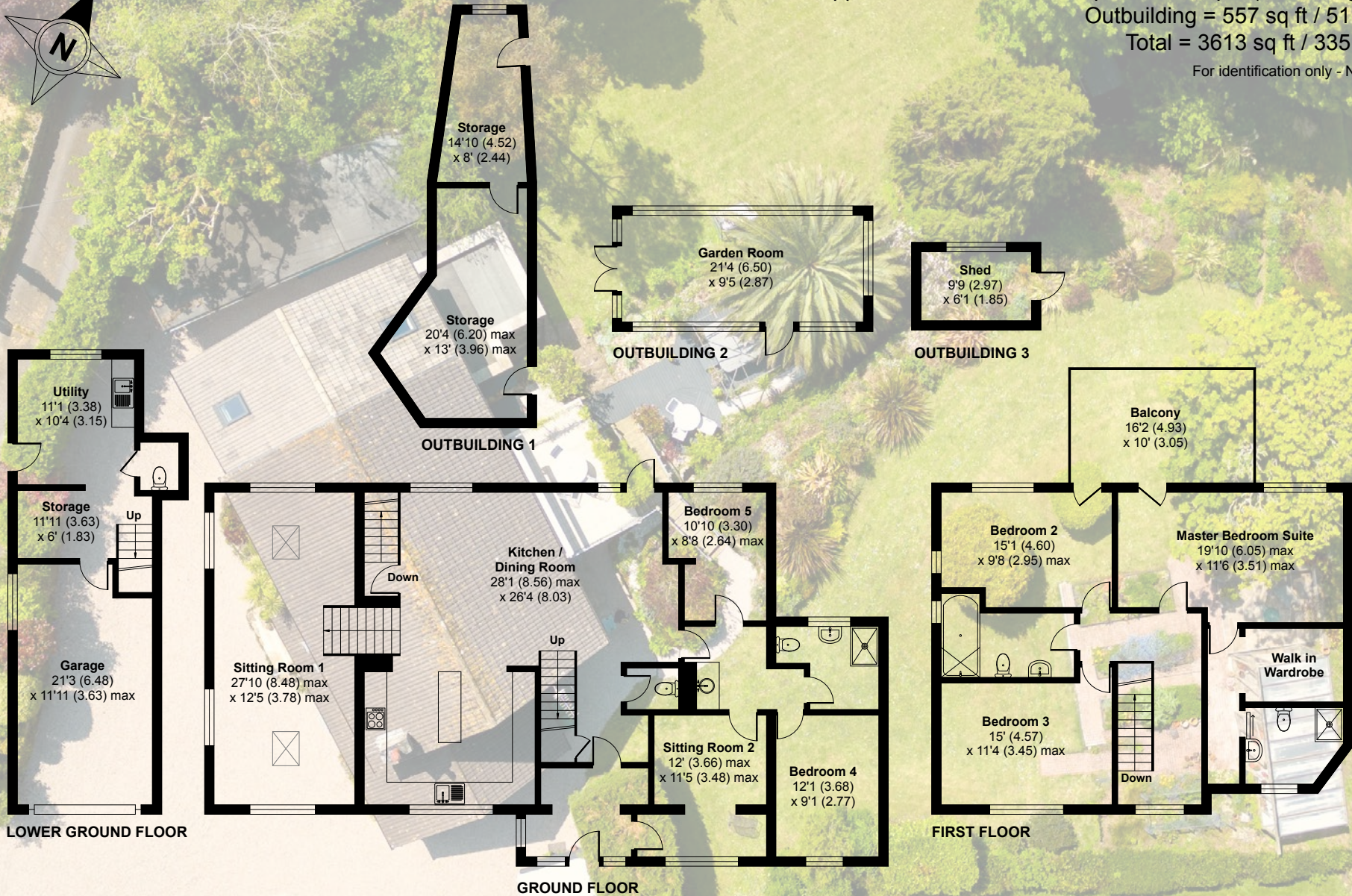
Rosehill, Penzance, TR20

Approximate Area = 3056 sq ft / 283.9 sq m (includes garage)

Outbuilding = 557 sq ft / 51.7 sq m

Total = 3613 sq ft / 335.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rohrs and Rowe. REF: 974892





Services: Mains water, electricity. Private drainage. Electric central heating.

Directions: What3Words - [///love.trespass.assets](https://www.what3words.com/love.trespass.assets)

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

