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COASTAL & COUNTRY

The Meadows

Rose, Truro, Cornwall
TR4 9PG





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Substantial five bedroomed contemporary family home with detached garage/studio and large enclosed gardens in the tranquil rural hamlet of Rose, near Perranporth, on the north Cornish coast.





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Spacious five bedroomed contemporary-style house set in large enclosed grounds, with detached garage/studio and workshop.



Expansive and versatile living accommodation, including a lovely open-plan kitchen/diner with vaulted ceiling and two additional reception rooms.



Generous enclosed gardens and grounds amounting to approximately 0.6 acres, including a level paddock with shipping container storage.



Popular coastal hamlet location, within comfortable walking distance of Perran sand dunes and Perranporth's famous three-mile long beach.





Overview

A substantial five bedroomed contemporary house with detached garage/studio, set in large enclosed grounds in the tranquil rural hamlet of Rose, near Perranporth, on the north coast of Cornwall. Offering generous and versatile living accommodation extending to over 2,500 sq ft, including a beautifully light open-plan kitchen/diner with vaulted ceiling and feature picture window, sitting room, play room, three bathrooms and five double bedrooms. Outside there is a well-proportioned detached garage, currently utilised as a home gym with integrated shower-room/WC, with ongoing potential for conversion to ancillary self-contained accommodation, subject to appropriate permissions. The property sits in a large self-contained plot amounting to approximately 0.6 acres, divided between a good-sized rear garden and children's play area, a large level paddock and tarmacked driveway with parking provision for at least six vehicles. The popular coastal resort of Perranporth with its famous three-mile wide beach and diverse range of shops and amenities sits approximately a mile to the north west, whilst the lovely ranging Perran sand dunes are within a comfortable level walk of the house and village centre.

The Property

From the block-paved courtyard a glazed double-width entrance door opens into a good-sized cloak/boot room with adjacent utility and WC. Glazed internal double doors lead into the beautifully light and spacious kitchen/diner with large picture window and vaulted ceiling with exposed wooden beams and two skylight windows. The contemporary-style kitchen incorporates a good range of modern appliances, with a bank of wall and base cupboard units running across the entirety of the rear wall. From the generous central dining area, glazed double doors open into the comfortable family sitting room with double-height pitched ceiling and French doors to the enclosed rear garden. A spacious central hallway provides access to the remaining ground floor rooms, comprising a music/play room, master bedroom with ensuite dressing room and shower-room/WC, family bathroom, separate shower-room/WC and two further double bedrooms. From the inner hallway an attractive turning wooden staircase illuminated by a double-length picture window leads up to a spacious galleried landing with additional WC and two further double bedrooms, with the larger of the two rooms enjoying fabulous far-reaching views over the paddock and surrounding countryside from its superb gable end window.

Gardens, Grounds and Outbuildings

The Meadows sits off a quiet country lane in the heart of the small hamlet of Rose, and is served by a gated private driveway. The very generous parking area extends around the front and side of the property allowing access to the detached garage and ample parking space for multiple vehicles. The handsome, stone-fronted garage has been adapted by the current owners to serve as a



home gym and further benefits from a vaulted mezzanine storage area and integrated shower-room/WC. To the rear of the garage there is an additional timber-constructed garden store/workshop, chicken coup and shipping container storage unit. The main southerly-facing garden sits at the rear of the house, and is laid mainly to lawn enclosed by low stone walls and timber fencing. Across from the driveway there is an attractive lawned paddock enclosed by traditional Cornish hedgerows and timber fencing.

Situation

Sitting approximately one mile inland from the thriving coastal resort of Perranporth, the small hamlet of Rose is perfectly placed for getting the very best out of the Cornish coastal and country lifestyle, combining as it does easy access to some of the north coast's best beaches and coastal trails with the peace and tranquility of rural Cornwall. Perranporth meanwhile offers an extensive range of shops, cafes, restaurants and other amenities including a library, doctor's surgery, dentist, veterinary practice, butchers and primary school. A new secondary school, serving Perranporth and other surrounding villages, is scheduled to open in

September 2026. A little further inland, the village of Goonhavern offers an excellent local stores, pub, garden centre and well-regarded primary school.

Other Information

Tenure: Freehold;

Construction: 2006; 2012; 2015 traditional concrete cavity block.

Services: Mains electricity, water and private drainage (septic tank). Oil-fired central heating. Superfast broadband available in the area (max 71 Mbps download speed).

Council Tax Band: C

EPC: C - 75





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CAMEL

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VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

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Camel Homes is the trading name of Camel Coastal & Country in England and Wales
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GROUND FLOOR
2110 sq.ft. (196.0 sq.m.) approx.



TOTAL FLOOR AREA : 2765 sq.ft. (256.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.

