

EST. 1999

CAMEL

COASTAL & COUNTRY



Meadow Farm

Rose, Truro, TR4 9PG

£625,000



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The Cottage

Meadow Farm is a charming Cornish cottage situated on a quiet rural lane in the hamlet of Rose. Just a short distance from the coast, making it perfect for those seeking a peaceful rural or coastal property, away from the hustle and bustle of busy towns.

The cottage features spacious accommodation, including a large living room with a stone inglenook fireplace, a cozy sitting room, a kitchen/diner with a utility room, a ground-floor W.C., and three bedrooms along with a bathroom.

Having been in the family for over 150 years, this is the first time the property has come to the open market, as it has passed through generations of the current owner's family.

Outside, the property benefits from driveway parking and large gardens. The heating is provided by an oil-fired central heating system, and the inglenook fireplace features a charming wood burner, perfect for creating a cozy atmosphere during family evenings.

Rose is a small hamlet, located between the village of Goonhavern and the coastal retreat of Perranporth. Both offer a great array of shops, social, leisure and schooling facilities as well as restaurants, coffee shops, pubs and more. Perranporth also offers the stunning golden beach it's famed for and beautiful coastal walks.

Entrance Porch

4'0 x 4'0 (1.22m x 1.22m)

Living Room

16'2 x 12'0 (4.93m x 3.66m)

Sitting Room

13'8 x 10'3 (4.17m x 3.12m)

Kitchen/Diner

16'5 x 6'3 (5.00m x 1.91m)
narrowing to 5'7

Utility Room

6'0 x 4'5 (1.83m x 1.35m)

W.C

5'9 x 3'0 (1.75m x 0.91m)

Landing

14'8 x 3'0 (4.47m x 0.91m)

Bedroom One

13'8 x 9'6 (4.17m x 2.90m)

Bedroom Two

11'5 x 9'7 (3.48m x 2.92m)

Bedroom Three

9'4 x 7'9 (2.84m x 2.36m)

Bathroom

9'3 x 4'7 (2.82m x 1.40m)

Gardens

The gardens for Meadow farm are set out to the front of the cottage and are slightly elevated. They are lawned with steps leading to a gravelled seating area and the parking spaces. There is also a garden shed towards the top of the garden.

Parking

There is driveway parking to the front of the property for two cars.

Directions

Sat Nav: TR4 9PG

What3words: ///differ.adverbs.football

Tel: 01872 571454

For more information please contact Camel Coastal & Country .

Property Information

Age of Construction: 1800's
Construction Type: Stone, Cob & Block
Heating: Mains Oil Central Heating
Electrical Supply: Mains
Water Supply: Mains
Sewage: Septic Tank
Council Tax: D
EPC: E48
Tenure: Freehold

Agents Notes

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

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All

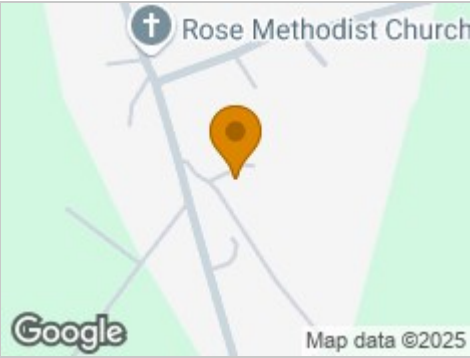
measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

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Road Map



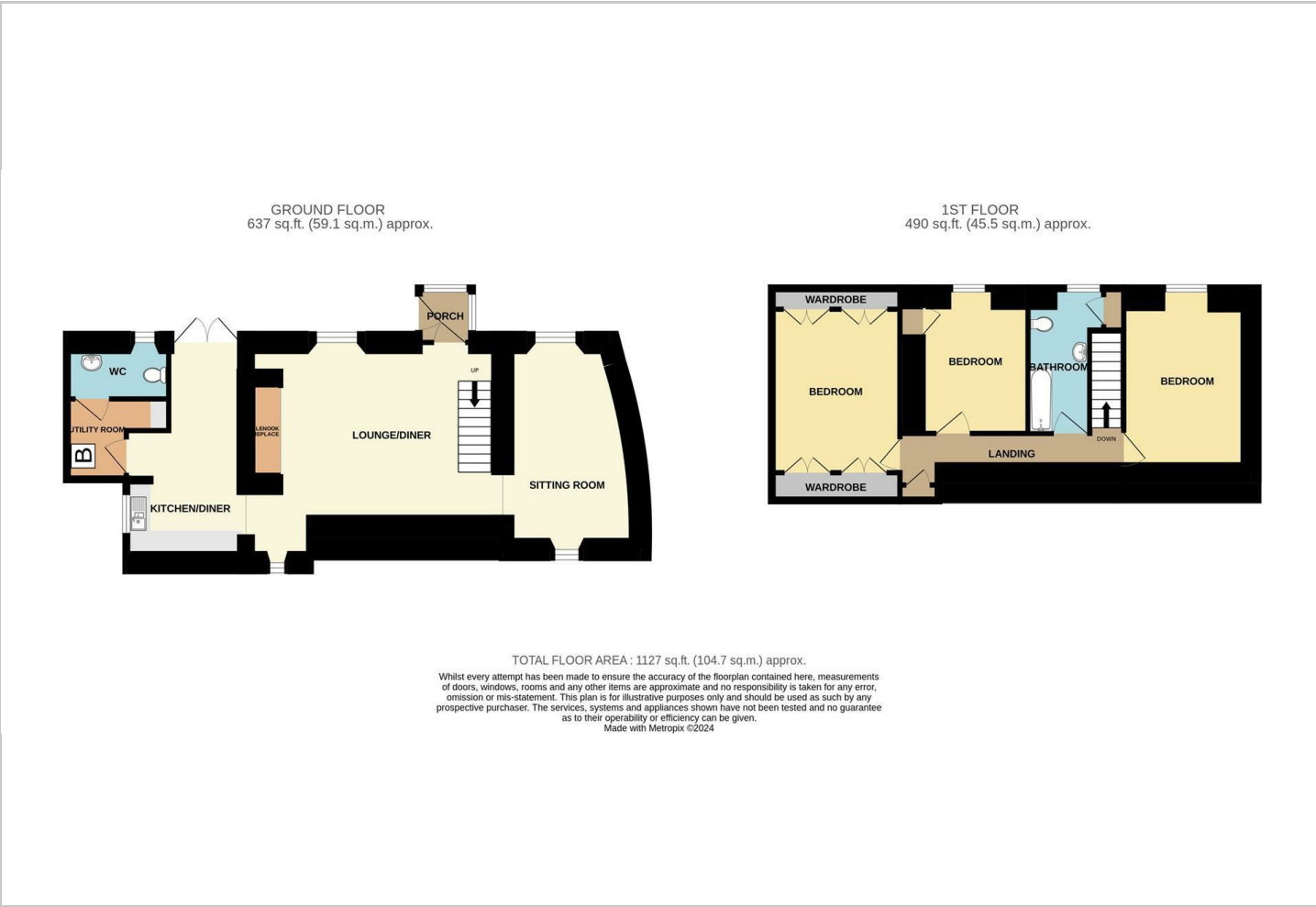
Hybrid Map



Terrain Map



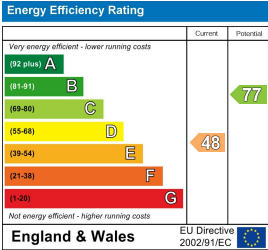
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.