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COASTAL & COUNTRY



## Lavender Cottage

Rose, Truro, TR4 9PQ

Guide Price £425,000





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### The Cottage

An immaculately presented Cornish cottage located within the semi-rural hamlet of Rose. This chocolate-box home combines its traditional features, such as beamed ceilings, a fireplace, and well-crafted Cornish stonework, with a modern touch including a ground floor shower room, first-floor bathroom, a well-fitted kitchen, and double-glazed sash windows.

The full accommodation comprises a living room that flows seamlessly into the kitchen/diner, creating a semi-open-plan layout. To the rear is an entrance lobby/boot room with a shower room offset. The first floor offers three bedrooms and a family bathroom.

Outside, the enclosed gardens are set to the front of the cottage, where there is also a 17ft x 8ft block-built outbuilding. This versatile space is ideal as a home office, gym, or summer house, and could also serve as a guest bedroom for friends and family visiting Cornwall.

### Entrance Porch

4'3 x 4'3 (1.30m x 1.30m)

### Living Room

16'0 x 11'5 (4.88m x 3.48m)

### Kitchen/Diner

17'6 x 11'0 (5.33m x 3.35m)

### Rear Hallway

6'11 x 4'11 (2.11m x 1.50m)

### Rear Lobby/Boot Room

10'6 x 7'7 (3.20m x 2.31m)

### Shower Room

9'2 x 4'7 (2.79m x 1.40m)

### Landing

### Bedroom

10'7 x 10'6 (3.23m x 3.20m)

### Bedroom

9'8 x 8'10 (2.95m x 2.69m)

### Bedroom

6'10 x 5'1 (2.08m x 1.55m)

### Bathroom

8'5 x 8'4 (2.57m x 2.54m)

### Gardens

To the front of the property you will find enclosed gardens that are mainly laid to lawn with a paved seating area. From here you have the office/gym and access into the property.

To the rear there is more of a courtyard with extra parking and access into the rear lobby/boot room.

### Outside Office/Gym/Summer House

17'3 x 8'0 (5.26m x 2.44m)

### Parking

The property has two driveways. To the front there is parking for one car and to the rear there is parking for an additional car.

### Directions

Sat Nav: TR4 9PQ

What3words ///amplified.exhaled.crawling

For further information please contact Camel Coastal & Country

## Property Information

Age of Construction: 1850  
Construction Type: Stone and Block  
Heating: Oil  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Septic Tank  
Council Tax: C  
EPC: D55  
Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, 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



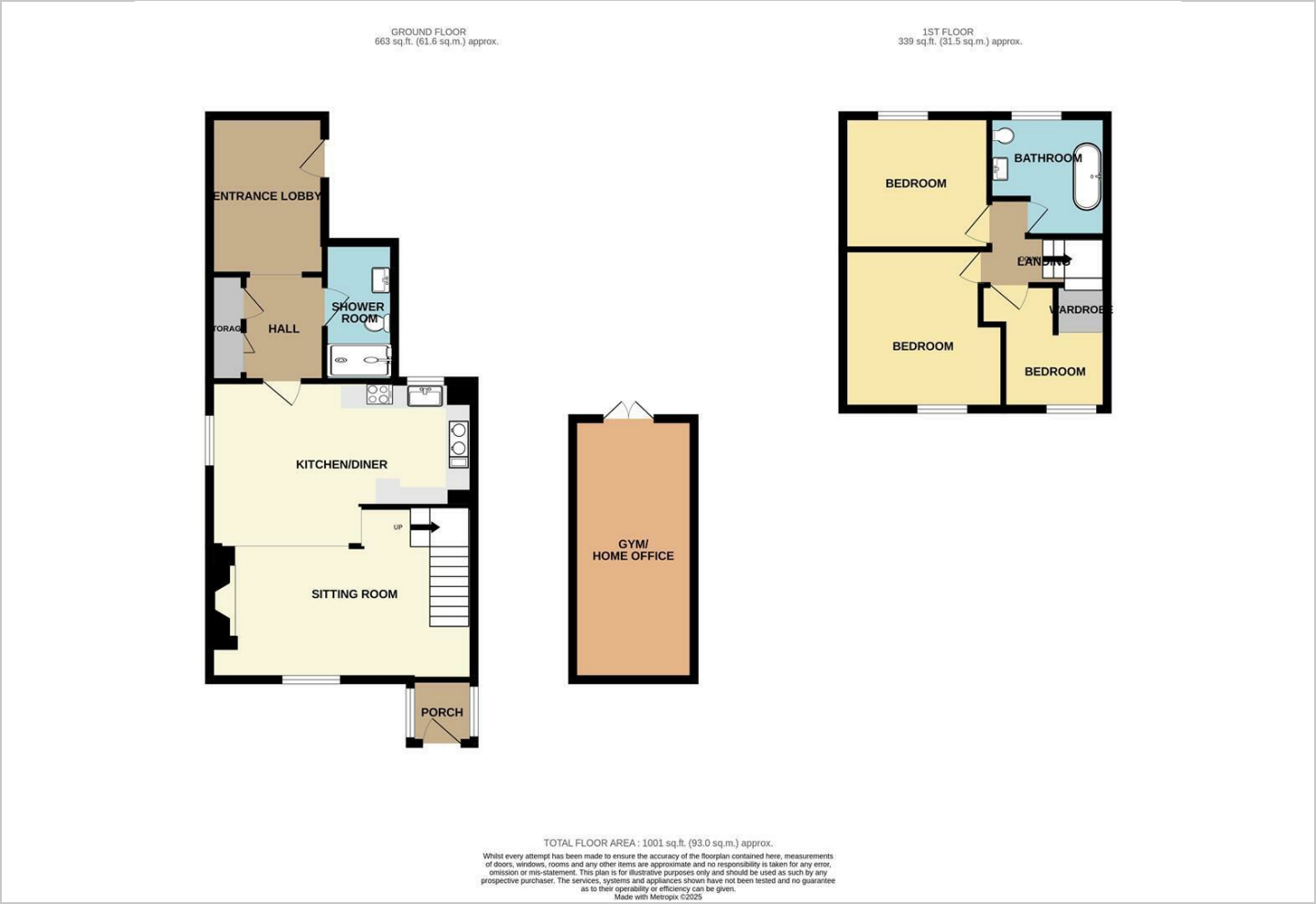
Hybrid Map



Terrain Map



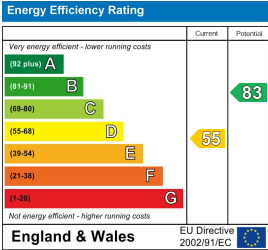
Floor Plan



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.