



Rowan Cottage, Park Bottom, TR15 3XJ
Guide Price £415,000

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Welcome to Rowan Cottage

Guide Price £415,000

Rowan Cottage enjoys an idyllic semi-rural setting, perfectly positioned just a five-minute or so drive from the fine sands of Portreath Beach, the excellent amenities of Pool, and the lush fairways of Tehidy Golf Club. Whether you enjoy spending your time by the sea, shopping, or playing a round of golf, everything you need is delightfully close at hand. This beautifully extended period home blends timeless character with modern family living, offering a wealth of space and charm across four bedrooms and four reception spaces. Thoughtfully renovated, the property retains its heart and soul, with original features and cosy corners complemented by generous, light-filled additions. Outside, the long driveway provides plenty of parking space – with room even for a motorhome or boat – plus an integrated garage. The front garden is a well established gem, while the raised rear terrace is perfect for enjoying relaxed summer evenings.







The Property

As you arrive, Rowan Cottage makes a simply splendid first impression. A long driveway draws you in, leading to a handsome front elevation adorned with exposed stonework and elegant, traditional-style box sash windows. The garage sits neatly to one side, while a charming patio seating area and beautifully landscaped country-style garden complete the picture — a perfectly inviting welcome to this characterful home.

Step inside via the entrance porch – a practical spot for boots and coats – and you're next welcomed into a characterful reception room. Here, exposed beams, deep slate sills, and a wood-burning stove set within a period surround create the quintessential Cornish cottage ambiance.

A second reception room branches off, offering a cosy and inviting space – the perfect spot to curl up with a good book and a cup of Cornish tea beside the impressive stone fireplace.

The kitchen is both well-appointed and functional, while to the rear, a spectacular extension elevates the living space. With soaring vaulted ceilings, skylights, and French doors opening onto the garden, it forms a stunning dining and family room flooded with natural light.

Also on the ground floor you will find a generously sized bedroom, perhaps ideal for guests or multigenerational living with family members who struggle with stairs, a beautifully appointed shower room, and a spacious garage with utility area.



Upstairs, three beautifully presented bedrooms enjoy tranquil views across open fields, each offering its own sense of charm and comfort. A sleek, contemporary family bathroom and a handy storage cupboard complete the first-floor layout with both style and practicality.

The Outside

Outside, the long driveway provides ample parking for multiple vehicles – with room for perhaps a motorhome or boat – and leads to an integrated garage. The front garden features a lovely range of mature plants and shrubs, while the raised rear terrace sets the scene for relaxed summer evenings, perhaps with a glass of wine in hand and a Cornish pasty or two.

The Location

Park Bottom is a charming semi-rural village in the heart of Cornwall, offering the perfect balance of peaceful living and convenient access to nearby amenities. Situated just 1.5 miles from Tehidy Golf Club and equidistant from the large shops, supermarkets, and dining options in Pool, the village provides a blend of countryside charm and modern convenience. Redruth train station is just 2.5 miles away, offering easy rail connections, while Newquay Airport, around 28 miles from the village, makes national and international travel a breeze. Plus, with the stunning north coast and Portreath beach just a short drive away, Park Bottom offers the best of Cornish living.

About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke



marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

Useful Information

Local Authority: Cornwall Council
Council Tax Band: C
Tenure of Property: Freehold
Type of Property: End of terrace

General construction materials: Granite plus cavity block
Services: mains electricity, water, drainage, and gas
Electric vehicle charging? Yes
Heating sources for property: gas central heating and wood burner
Parking: Garage and driveway
Conservation Area? No
Listed? No
Ofcom Broadband Checker suggests superfast broadband with download speeds upto 80 Mbps might be available at this address
Ofcom mobile signal checker suggests that indoors at this address EE likely has voice and data coverage, whilst 02 likely has voice coverage. It also suggests outdoors at this address EE, Three, 02 and Vodafone likely have voice and data coverage.
EPC: 64 D valid until 14 April 2035 (potential 81 B)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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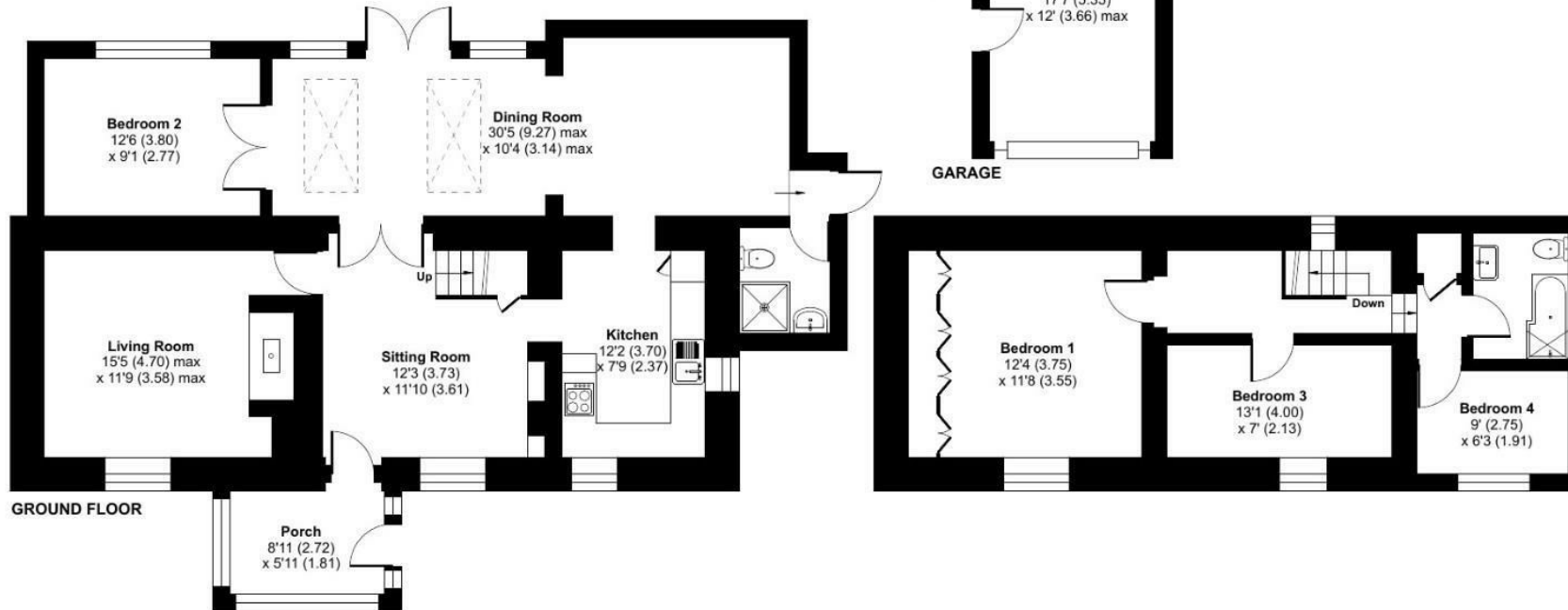
Park Bottom, TR15

Approximate Area = 1488 sq ft / 138.2 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Hunters. REF: 1275896

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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