

ROSEHILL HOUSE

HIGH STREET, PADSTOW, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





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An utterly charming Grade II Listed period house occupying a quiet location near Prideaux Place with wonderful walled gardens and private parking, whilst internally there are up to 5 bedrooms, 3 of which have en-suite facilities, a superb farmhouse style kitchen that is open-plan to the dining room/sitting area, a separate living room and a loft conversion with a further snug.

SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, dual aspect living room, open-plan dining/sitting area, farmhouse style kitchen, rear entrance hall, wc/utility room.

First Floor Galleried landing, 4 double bedrooms, 3 of which benefit from en-suite facilities, family bathroom.

Second Floor Snug/bedroom and further double bedroom.

Outside Private parking for 1 vehicle, low maintenance front gardens. Beautiful walled gardens with areas of lawn, densely stocked flowerbeds, raised patio and summerhouse.

Viewing strictly by appointment through the vendor's Sole Agent:

Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

Tel: 01872 273473

Email: sales@lillicrapchilcott.com

www.lillicrapchilcott.com





LOCATION

Rosehill House is situated on the outer fringes of Padstow fishing village – yet is only a 5 minute walk down the hill to the picturesque harbour. The village of Padstow offers an excellent range of local shops and national retailers catering for day to day needs together with an ever expanding array of pubs and restaurants including Rick Stein's seafood restaurant and cookery school, Paul Ainsworth's No. 6 and Rojano's – all of which are set amongst the quaint narrow streets and fisherman's cottages.

On the opposite side of the Camel Estuary lies the village of Rock, the two being connected by a passenger boat ferry which crosses the estuary from Padstow harbour. The eastern side of the estuary has long sandy beaches and Padstow offers a fine centre for dinghy sailing with its sheltered harbour providing landing and mooring facilities for small crafts of all type.

Padstow still has an active fishing fleet and on both sides of the estuary the village has easy access to stunning sandy beaches with some of the best surfing in the county at locations such as Polzeath, Trevone, Harlyn and Constantine. There is a championship golf course at Trevoze and a further course across the estuary at St Enodoc. There are some superb walks along the estuary following the Camel Trail and the Saints Way.

The nearest main town is at Wadebridge at the head of the estuary waters and from there swift access can be gained to the town of Bodmin which has a main line railway station connecting directly to London Paddington and Bodmin also has good access to the A30, the county's main arterial road that connects to Exeter and beyond.





DESCRIPTION

Rosehill House is situated on the outer fringes of the quaint, highly regarded fishing village of Padstow, near the widely known Prideaux Place, the semi-detached Grade II Listed family house occupies a commanding position with private off-road parking for 1 vehicle, planted front gardens and a stunning walled garden with areas of lawn and profusely stocked flowerbeds, whilst there is also a raised patio, decking and a summerhouse. The property has retained many of its original features and comprises of up to five bedrooms, three of which have en-suite facilities and many of which benefit from pleasant outlooks over the walled gardens and views across Padstow, the Camel Estuary and over to Rock.

There is a pathway from the parking space that provides access to the front entrance door, which in turn opens into the entrance hallway off of which is a dual aspect living room with period panelled walls and decorative cornicing with multi pane sash windows to the front and side elevations. Also off of the hallway is an impressive farmhouse style kitchen with slate flagstone flooring that is open-plan to the dining/sitting area. The ground floor is completed by a rear entrance lobby and wc/utility room.

From the ground floor, the turning staircase provides access at mid landing level to the family shower room and an en-suite bedroom whilst at first floor level, there are three further double bedrooms, two of which benefit from en-suite facilities with the principal bedroom being dual aspect and having views towards Padstow, across the Camel Estuary to Rock. Off of the landing, there are steps that lead up to the loft conversion, a cosy yet light filled snug with windows to the front and side elevations with outstanding views over Padstow, the Camel Estuary and across to Rock. Off of the snug is a further double bedroom making the entire second floor ideal for older children to have a place to retreat to.

The aforementioned gardens are simply stunning, enclosed by historic walling and predominantly laid to lawn bordered by a number of profusely stocked flowerbeds housing a variety of specimen shrubs and plants including hydrangeas, ferns, palm trees and acers.

In all, a beautiful, historic family house that must be seen to be fully appreciated.



THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

Accessed via a timber entrance door with high level glazed panels, opening into an:-

ENTRANCE HALLWAY With timber boarded flooring, dado rails, turning staircase rising to first floor level, multi pane sash window to the rear elevation, understairs storage cupboard, servants bell and doors to all ground floor rooms.

LIVING ROOM – 16’ x 12’9” With a coved ceiling and timber panelled walls with dado rails. An extremely light dual aspect room with large multi pane sash windows to the front and side elevations with deep window seats beneath and internal shutters, exposed tubular radiator, inset cast iron fireplace with cast iron surround and timber mantelpiece over.

OPEN-PLAN KITCHEN / DINING / SITTING AREA – 33’9” x 18’5” maximum measurements taken

DINING / SITTING AREA With timber boarded flooring, coved ceiling and dado rails, two large multi pane sash windows to the front elevation with window seats, two double wall mounted radiators, a grand cast iron fire with cast iron surround and timber lintel over. Exposed oak beam with opening underneath providing access to the:-

KITCHEN With exposed beamed ceilings and flagstone slate floors. A comprehensively fitted farmhouse style kitchen with a range of polished slate working surfaces with base level cupboards below. Inset oil fired Aga with two hotplates and two warming drawers with a tiled splashback, timber lintel above and exposed stone surround. Supplementary Bosch electric oven with Smeg two ring ceramic hob above, inset Belfast style sink with hot and cold mixer tap and side drainer and broad multi pane sash window to the side elevation benefitting from views over the rear garden. Space and plumbing for dishwasher and American style fridge/freezer, pantry cupboard.

UTILITY ROOM Accessed from the entrance hallway with slate tiled flooring, external half glazed entrance door to the rear garden, double built-in cupboards housing a pressurised water cylinder, wall mounted Worcester gas central heating boiler. Door through to:-

DOWNSTAIRS WC / UTILITY With slate tiled flooring, low flush wc, inset Belfast style sink with hot and cold mixer tap with a timber surround and side drainer, space and plumbing for washing machine and tumble dryer, further integrated shelving and storage cupboards, multi pane window to the rear elevation overlooking the rear garden and extractor fan.

FIRST FLOOR

Approached via a turning staircase from ground floor level with timber balustrades and spindles and a large multi pane sash window at mid landing level, eventually opening onto a part galleried landing with wall mounted radiator and airing cupboard. At mid landing level there is access to a family bathroom and:-

BEDROOM 3 – 16’4” x 12’10” maximum measurements taken An interesting room with good ceiling heights, exposed beams and partially sloping ceiling, a broad multi pane window to the side elevation benefitting from views over the well stocked rear garden. Built-in wardrobe with shelving and hanging space, cupboard housing RCD fuseboard and doorway opening into:-

EN-SUITE SHOWER ROOM With tiled flooring and full height tiled walls, low flush wc, pedestal wash hand basin with hot and cold mixer tap, tiled splashback with wall mounted light above and electric shaving point. Corner shower unit with rainwater shower above, tiled surround and sliding glass doors, extractor fan, heated towel rail and obscured multi pane windows to the side elevation with fanlight above.



FAMILY SHOWER ROOM Also accessed at mid landing level with tiled flooring and partially tiled walls, low flush wc, wall mounted wash hand basin with hot and cold taps, tiled surround, two electric shaver points, corner shower unit with rainwater shower above, tiled surround and sliding glass doors. Dual heated towel rail and obscured multi pane window to the rear elevation. Extractor fan.

PRINCIPAL BEDROOM – 15'9" x 12' An extremely light dual aspect room with multi pane sash windows to the front and side elevations benefitting from pleasant views over the gardens, across the harbour town of Padstow down to the Camel Estuary and across to Rock on the other side of the estuary. Corniced ceiling, dado rails, wall mounted radiator, two built-in wardrobes with shelving and hanging space and further storage cupboards above. Door with stained glass panelling providing access to the:-

EN-SUITE BATHROOM Steps down from the bedroom to the en-suite bathroom with tiled flooring and fully tiled walls. Low flush wc, wall mounted wash hand basin with hot and cold mixer tap with tiled surround and storage below, wall lights above. Freestanding claw foot bath, hot and cold mixer tap and shower attachments, walk-in shower with rainwater shower above, tiled surround and a glass screen, exposed wall mounted radiator with towel rail and multi pane sash window to the side elevation benefitting from views over the gardens. Extractor fan, underfloor heating.

BEDROOM 2 – 18'7" x 12' measurements inclusive of en-suite shower room With exposed tubular double radiator, multi pane sash window to the front elevation with some views over the fishing village of Padstow towards the Camel Estuary. Door opening into:-

EN-SUITE SHOWER ROOM Low flush wc, wall mounted wash hand basin with hot and cold mixer tap, vanity cupboards beneath, tiled splashback and surround. Corner shower unit with rainwater shower above, tiled surround and glass doors. Wall mounted heated towel rail, extractor fan, laminate flooring.

BEDROOM 4 – 12'4" x 10'8" An incredibly light room with two large multi pane sash windows to the front elevation benefitting from views over the historic fishing port of Padstow, across the Camel Estuary to Rock. Exposed tubular radiator, built-in wardrobe with shelving and hanging space.





SECOND FLOOR

LOFT CONVERSION – 24'5" x 13'7" With a doorway from the landing level with stairs opening up into the loft conversion. A light triple aspect room with multi pane windows to the front, side and rear elevations. Sloping ceilings with exposed beams, A-frames and trusses. With two wall mounted double radiators, views from the front and side elevations over Padstow incorporating brilliant views of the Camel Estuary across to Rock. Eaves storage and doorway leading through to:-

BEDROOM 5 – 12'10" x 11'2" with partially sloping ceilings Exposed beams, loft access, wall mounted double radiator, built-in wardrobe with shelving and hanging space and multi pane window to the front elevation benefitting from views over Padstow incorporating the Camel Estuary and across to Rock.

OUTSIDE

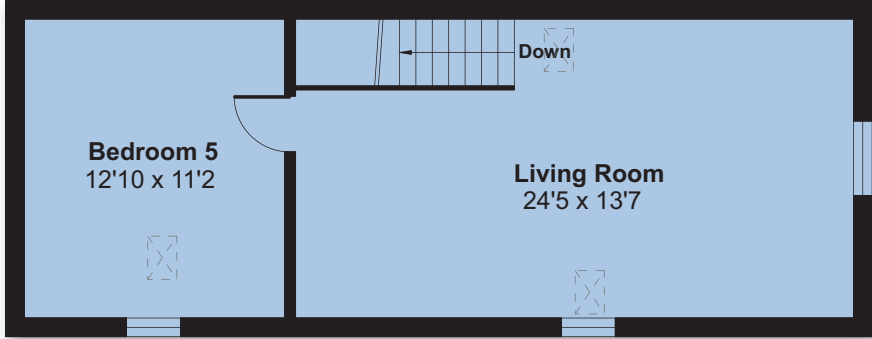
The gardens at Rosehill House are sublime and well stocked with a variety of specimen shrubs and plants, there is a paved pathway leading around the immediate exterior of the property with a useful outside shower adjacent to the back door, steps lead up to a raised patio laid with Indian slate and bordered by raised beds housing a number of shrubs and plants. Steps lead down from the pathway to a level area of lawn, once again well enclosed by flowerbeds housing a number of ferns, palms, acers and further shrubs and plants. Further steps lead up to a useful summerhouse, whilst the entire gardens at Rosehill House are extremely private, sheltered and offer a wonderful space to enjoy.

To the front of Rosehill House there is private parking for 1 vehicle with space laid with slate chippings, whilst the rest of the front gardens are laid for ease of maintenance and comprise of a number of profusely stocked flowerbeds that house a number of shrubs and plants, whilst the front of the property is clad in a beautiful wisteria.

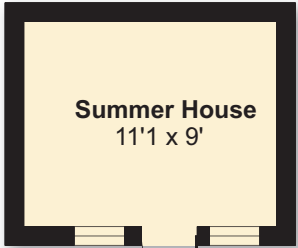


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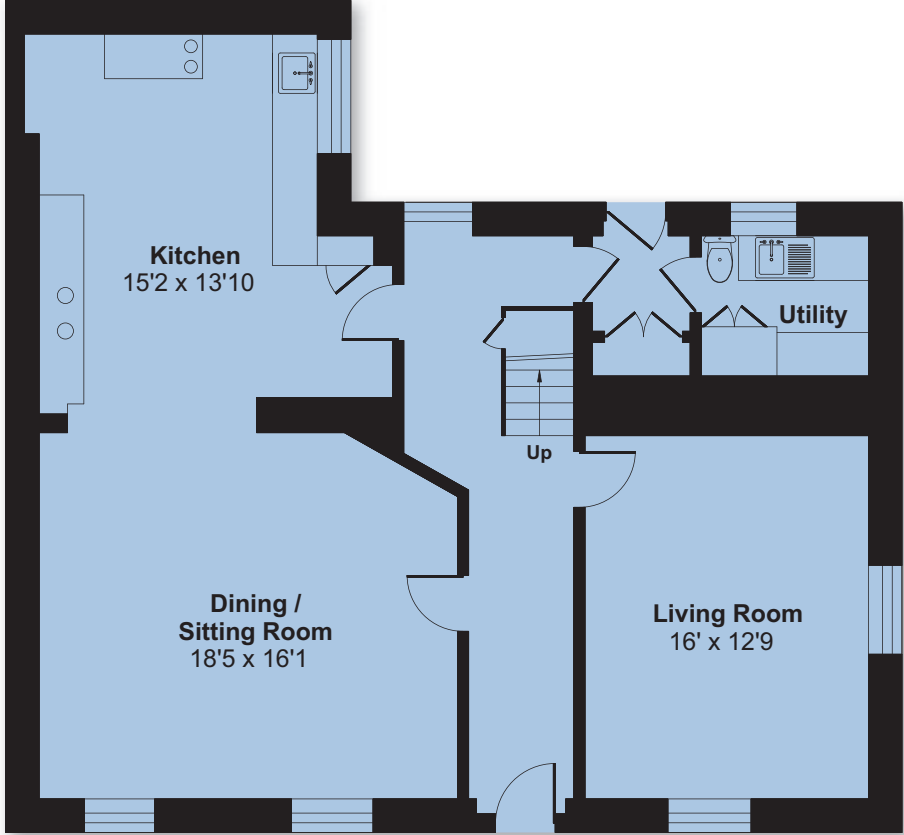
Approximate Area = 2569 sq ft / 238.6 sq m
Outbuilding = 97 sq ft / 9 sq m
Total = 2666 sq ft / 247.6 sq m
For identification only - Not to scale



SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



GENERAL INFORMATION

VIEWING Strictly by prior appointment through:
Lillicrap Chilcott, Landrian House,
59-60 Lemon Street, Truro, Cornwall, TR1 2PE.
Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE PL28 8BB.

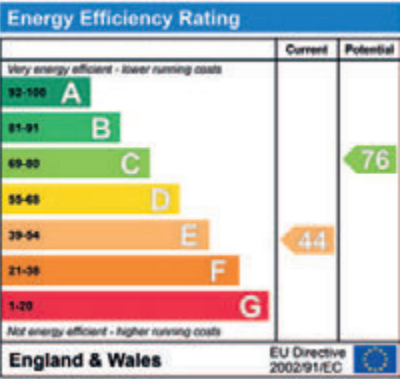
SERVICES Mains water, electricity and drainage are connected to the property. Mains gas fired central heating.

COUNCIL TAX BAND Small business rates
(see www.mycounciltax.org.uk).

DIRECTIONS Proceed into Padstow on the A389 from the Wadebridge direction, pass the main turning down to the harbour on your right hand side and proceed as if you were going out of the village towards Treator, then take the right hand turning onto the B3276 signposted Prideaux Place, Fentonluna and Old Ship Hotel. Proceed along the road and past the first major turning on the left hand side, take the second major turning onto Tregirls Lane then immediately right onto High Street, Rosehill House is on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**



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