



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9900

Offers around £650,000

The Rosery,
Reen Hill, Perranporth, Cornwall, TR6 0AW

FREEHOLD



A significantly improved and enhanced, detached stone cottage set in an elevated position within a few minutes' drive of Perranporth beach. Offering a large beamed living room with log burner, a refitted kitchen, 3 bedrooms and family bathroom. This is a delightful cottage with lovely gardens, garage/workshop and some distant glimpses of the sea and coastline.



SUMMARY OF ACCOMMODATION

Ground Floor Living room, kitchen/breakfast room, utility/boot room, cloakroom/wc.

First Floor 3 bedrooms, family bathroom.

Outside South west facing lawned gardens, raised patio, parking area, garage/workshop.

DESCRIPTION

The Rosery is a superb, impeccably presented and beautifully appointed detached Cornish cottage of random stone walls under a slate roof. Available for sale for the first time in almost a decade, the cottage has undergone significant refurbishment and improvement by the current owners and now offers modern improvements combined with the characterful accommodation.

The cottage is set back above the lane and is accessed via steps from a lower parking area or a side gate which leads up to the front garden. The entrance opens into the very spacious principal reception room which is about 28' long with windows and a doorway opening onto the front garden. There is a woodburning stove to one side and beamed ceiling. A doorway opens through into the kitchen/breakfast room which is well appointed with a comprehensive range of cream fronted units and timber worksurfaces. An opening goes through into the utility/boot room which is a particularly useful space and there is a cloakroom/wc to one side of this a side doorway out into the garden. From the main reception area, a staircase opens up onto the landing and there are two bedrooms to the front of the house with a lovely outlook over the gardens and village with a particularly well appointed family bath and shower room between each of these rooms. To one side of the landing a step goes up into the principal bedroom which is of a particularly good size with windows overlooking the front garden and a window to the side with glimpses of the coast and sea at Perranporth in the distance.

Outside the gardens are an absolute delight and primarily to the front of the cottage. They are level and lawned with a broad and full width area of paved patio immediately adjoining the front door. To one side steps lead up through an arbour to a hidden patio and barbecue area with an outlook towards Perranporth and the coast in the distance.

There is a single garage and workshop to the rear of the cottage and this has power and light connected. Beyond the front garden steps lead down to a parking area for two vehicles which was created we understand by previous owners in 1977 and has been used by the owners of The Rosery since that time.

The Rosery is a delightful cottage in a most convenient location, beautifully appointed and presented yet a few minutes' from the north coast and beautiful sandy beach at Perranporth.

LOCATION

The Rosery is situated at Reen Hill on the edge of the village of Bolingey and a few moments' drive from Perranporth. The village of Bolingey is in a beautiful wooded valley with a public

house and there is a further range of day to day amenities at nearby Perranporth with various shops, junior school, restaurants, bank, doctors, sport centre and a regular bus service available.

Perran beach is one of the longest unbroken stretches of sand along the Cornish coastline and is backed by towering sand dunes. The beach is also well known for surfing, bathing and kitesurfing with a local Surf Life Saving Club also taking part in many competitions. The well known and highly regarded Watering Hole is the only pub in Britain which sits directly on the beach and provides a fantastic entertainment hub for the area with music and events put on throughout the year as well as serving drinks and food to the stunning coastal backdrop on which it sits. The South West Coast Path runs across the sand dunes and then onto the rugged coastline giving some of the most dramatic cliff top walks imaginable. There is an excellent Links golf course at Perranporth which is walking distance from the property.

The cathedral city of Truro is approximately 9 miles away and is the county's retail, commercial and administrative centre offering an unrivalled range of shops, schools and facilities including the Hall for Cornwall theatre, museum and a multi-screen cinema. Truro has a station on the main Penzance to Paddington railway line and is close to the A30 expressway which links to the motorway network at Exeter.



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

Half glazed front door into:-

LIVING ROOM – 28'6" x 11'8"

A superb characterful room with three windows overlooking the front garden, tiled floor, beamed ceiling, inset multi fuel stove on raised hearth with timber mantle, windows seats, two radiators. Stairway to the first floor. Doorway through to:-



KITCHEN / BREAKFAST ROOM – 21'3" x 8'5" narrowing to 5'7"

An attractive range of cream fronted base units with timber worksurface over, inset 1½ bowl sink unit with mixer tap, tiled splashback, fitted Belling range cooker with five ring induction hob and extractor over, complementary tiled splashback, windows to two sides and the rear, beamed ceiling, two radiators. Doorway down to:-



UTILITY / BOOT ROOM Of irregular shape with window and door to the side, timber worksurface with Belfast sink and mixer tap over, tiled floor, ceiling spotlights, doorway into:-

CLOAKROOM / WC Low level wc, cupboard housing meters.

From the main reception room staircase leads up to:-



FIRST FLOOR

LANDING Ceiling spotlights.

BEDROOM 3 – 11'10" x 8'2" narrowing to 7'5" Window to the front overlooking the garden and the countryside beyond, access to loft space, ceiling spotlights.



FAMILY BATHROOM A modern suite in white with oversize corner shower, freestanding bath with mixer tap over, wash hand basin in vanity unit, low level wc, part vaulted ceiling with spotlights, heated towel rail, window to the front overlooking the garden and the countryside beyond.

BEDROOM 2 – 12' x 8'2" Part vaulted ceiling with exposed beams, radiator, window with window seat overlooking the front garden and to the countryside beyond.



PRINCIPAL BEDROOM – 21'9" x 8'6" narrowing to 6'10" A delightful triple aspect room with windows overlooking the front to the side over the village and along the valley towards Perranporth with glimpses of the sea, two radiators, ceiling spotlights.

OUTSIDE

From the road doorway through into:-

GARAGE – 25' x 10' of irregular shape and narrowing Timber doors, power and light connected.

To the front there is an off-road parking area for 2 vehicles with steps leading up into the garden area. This is a delightful and surprisingly spacious area of garden primarily laid to lawn with timber borders to one boundary, a raised sitting and patio area with distant outlook towards the sea at Perranporth beach. There is an oil tank located to one side of this terrace and immediately to the front of the house is a paved terraces area which follows along to the side and there is a pedestrian gate out onto the lane, a useful storage shed and outside shower.



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 TR6 0AW.

SERVICES Mains water and electricity. Private drainage. Oil fired radiator central heating.

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

DIRECTIONS From St Pirans Road in Perranporth proceed along Station Road which then becomes New Road until you get to the crossroads where the turning to the right takes you into Bolingey along Mill Road. Take the left hand turning at these crossroads going up the hill, along Reen Hill and The Rosery is the first property on the right hand side, clearly visible with a Lillicrap Chilcott for sale board.

AGENT'S NOTE 1 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

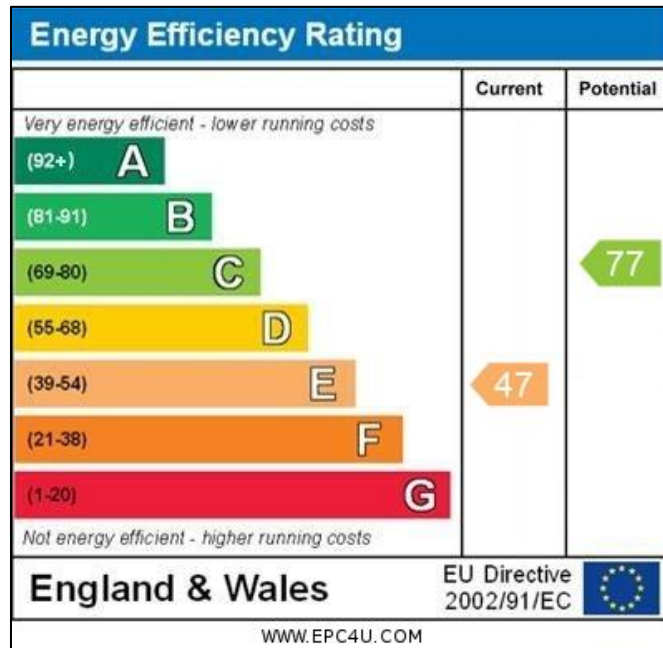
equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 The lower parking area was granted planning permission in 1977 and Statutory Declarations relate to the use of this area since then. We understand our clients have an 'estate right title and interest' in this area.

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.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

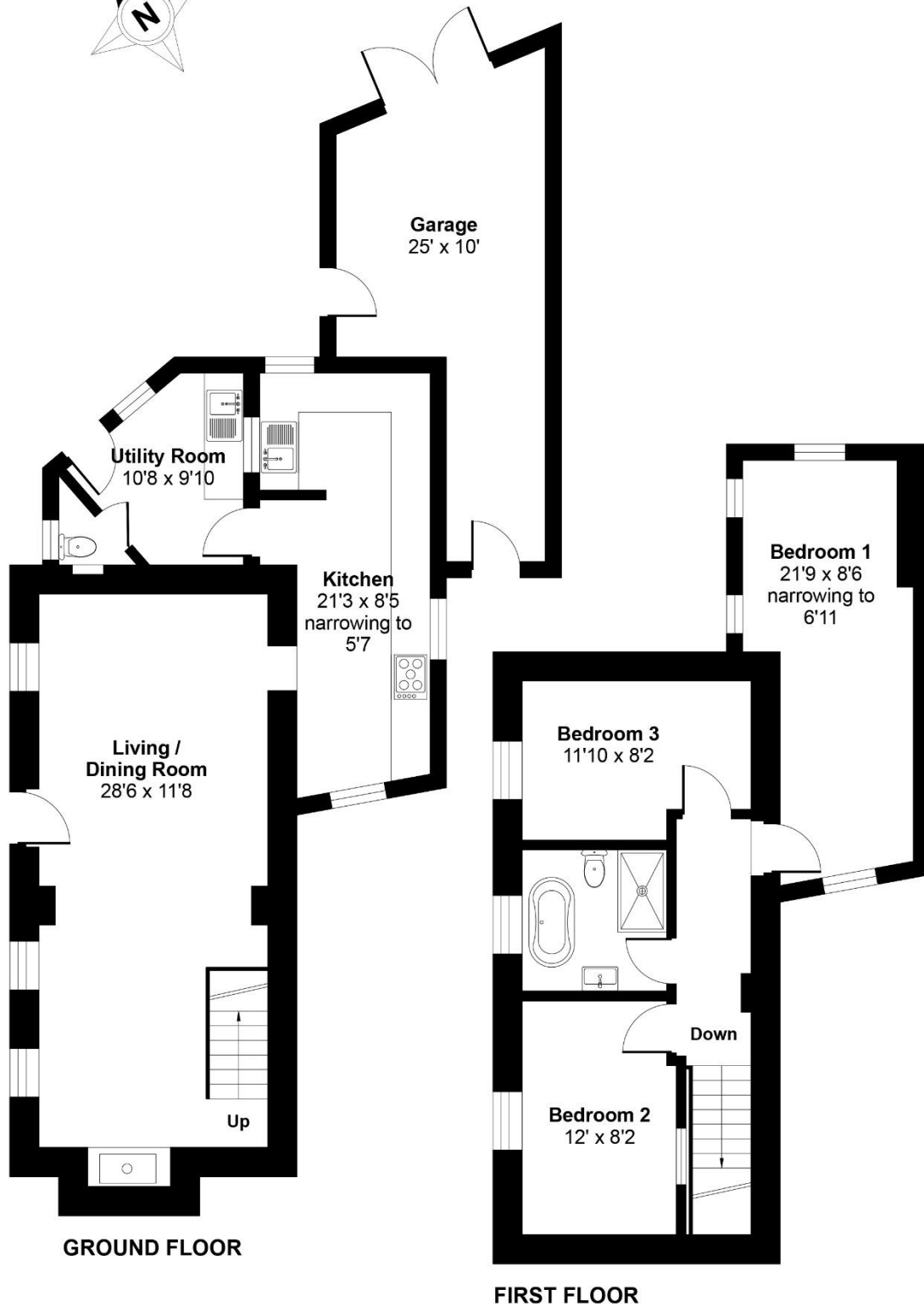


Not to scale – for identification purposes only.

The Rosery, Reen Hill, Perranporth

Approximate Area = 1340 sq ft / 124 sq m (includes garage)

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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