



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR 71079936

£650,000

Rose Cottage and Rose Barn,
Trenarren, St Austell, Cornwall, PL26 6BH

FREEHOLD



To be sold publicly for the first time in over 50 years.

In the delightful coastal hamlet of Trenarren, an Area of Outstanding Natural Beauty and just a short walk from Hallane beach. An incredibly rare opportunity to acquire an attractive non-Listed 3 bedroomed detached cottage with adjacent historic two storey stone barn, set within incredibly tranquil, well planted and particularly sheltered gardens and grounds which extend to circa ¼ of an acre. With enormous potential for improvement/remodelling in an incredible location where opportunities of this nature are virtually non-existent.





SUMMARY OF ACCOMMODATION – In all, 2,089sq.ft.

ROSE COTTAGE

Ground Floor Entrance into dining room/snug, double aspect sitting room, kitchen, breakfast room/utility room. Cloakroom/wc.

First Floor Split-level landing. Bedroom 1 with balcony. Shower room/wc. Bedroom 2 (double room). Bedroom (large single), family bathroom.

ROSE BARN

Ground Floor Carport, store room, workshop.

First Floor Part converted with study/studio, two store rooms, shower and wc.

Outside Gated entrance with parking for 5-6 cars. Suntrap rear courtyard garden. Historic garden gate and piers. Lawned garden with pathways through profusely stocked flowerbeds and borders.

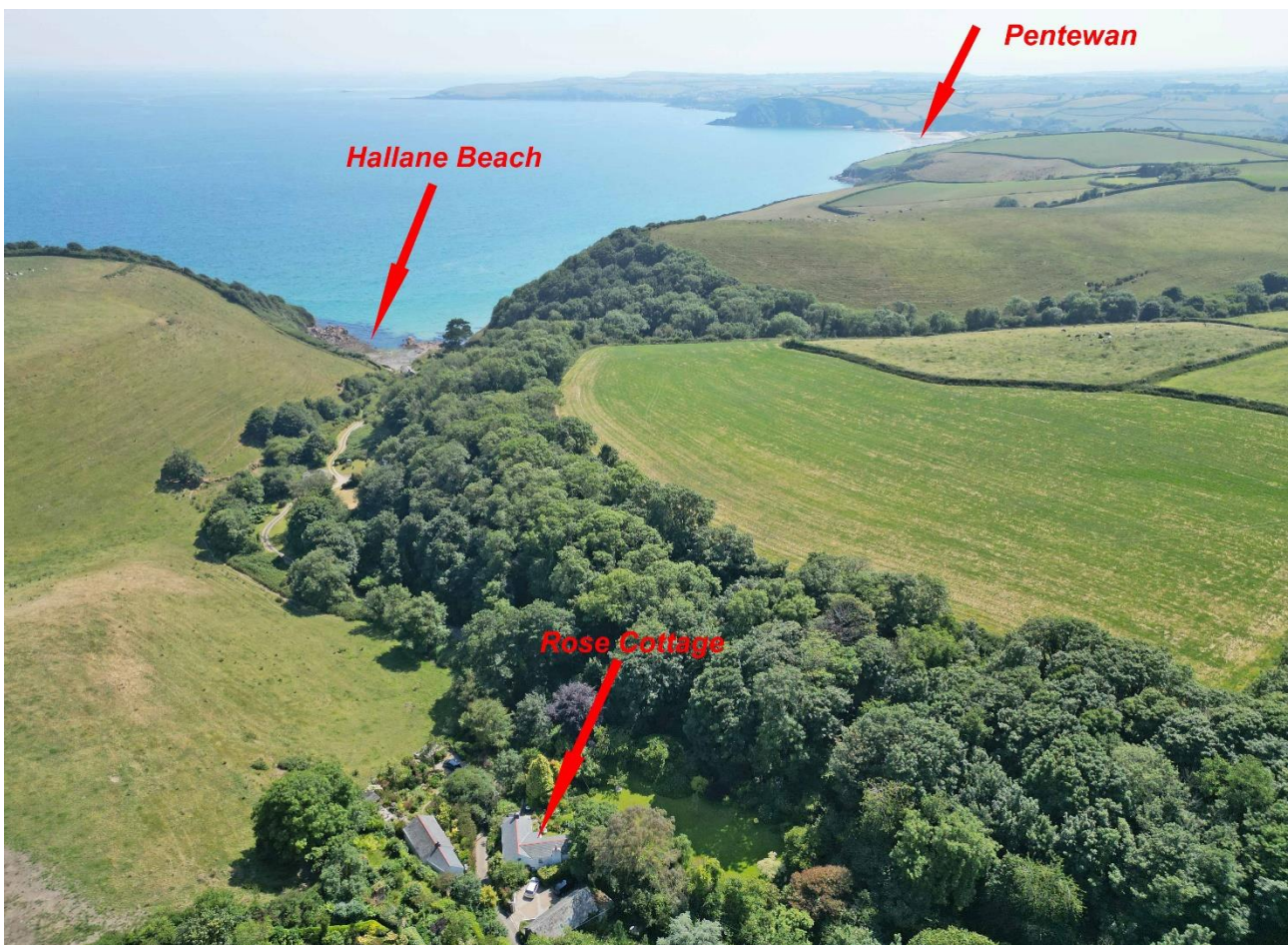
In all, approximately 0.25 of an acre.

DESCRIPTION

The availability of Rose Cottage and Rose Barn represents a truly 'once in a lifetime' opportunity to acquire a delightful historic cottage and detached two storey stone barn which sit towards the bottom of this tranquil valley in the coastal hamlet of Trenarren, just a short walk from the incredibly picturesque Hallane beach on Cornwall's south coast. This little known hamlet on Cornwall's south coast is a fantastic 'hidden gem'



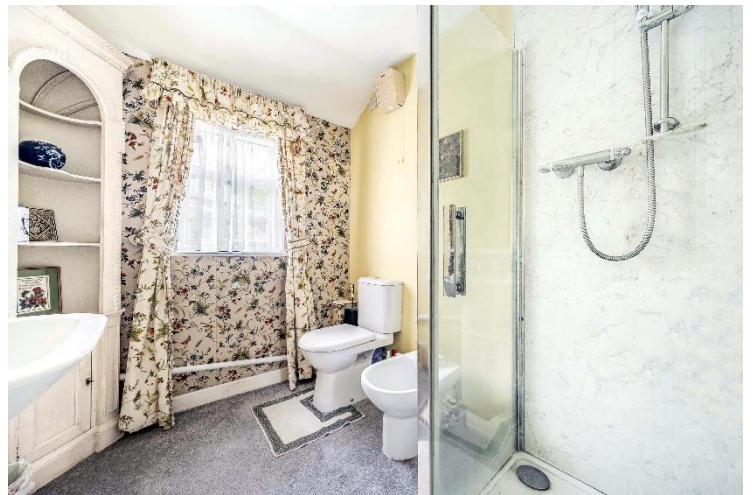
with most of the surrounding land owned by the National Trust, is an Area of Outstanding Natural Beauty and is a haven for wildlife. In Trenarren, literally nothing of this nature ever comes to the market and therefore early viewing is wholeheartedly recommended by the vendor's sole agent to avoid disappointment.



Rose Cottage is an early 1800s detached cottage which has been in the same family's ownership for over 50 years and has been a much loved family home with classic white rendered elevations under a natural slate roof (which was reroofed just 2 years ago). The property was sympathetically extended in the 1980s maintaining its character and charm with pretty small paned cottage windows. The property is set back behind shallow gardens and wrought iron pedestrian entrance gates from the adopted access road which being towards the end of a quiet no-through lane carries virtually no traffic whatsoever.

The property is quirky but extremely likeable with three bedroomed accommodation which is ready for immediate occupation, however we anticipate that most buyers will see the property as a project to remodel and refurbish and put their own stamp on it for the years ahead. The property has a gated parking area for 5-6 vehicles but its official entrance is a pedestrian pathway from the lane with an entrance door opening into a central reception room with dining area to the right and a snug sitting area to the left with woodburning stove. To the side a small functional kitchen has steps down into a lower sunny breakfast room/utility with downstairs wc. In the extension to the rear there is a generous double aspect sitting room with large feature open fireplace on the right hand side.





On the first floor a split-level landing leads to the principal bedroom which is of a good size with a first floor balcony overlooking the gardens and a separate shower room/wc with bidet. There are two further bedrooms, one good sized double and a further large single and steps down with restricted head height into a good sized family bathroom. The rear of the house on the garden side is perfectly orientated for afternoon sun and a real sheltered suntrap, perfect for garden parties, alfresco dining and to enjoy the peace and total tranquillity of the location looking out over mature woodland which flanks the perimeter.



To the right of the property is gated parking area is the delightful Rose Barn, an historic exposed stone two storey barn with Delabole slate roof which has been part converted to provide carport/woodstore, workshop and store on the ground floor and on the first floor a studio/study space, two store rooms and a shower room/wc which has been used historically to provide overflow ancillary accommodation. Rose Barn has power, light, water and drainage connected and



obviously has great potential to be refurbished and remodelled to provide additional accommodation or annexe (subject to gaining necessary consents, also see Agent's Note 2). The gardens and grounds of Rose Cottage extend in total to 0.25 of an acres and are profusely stocked with acers, Astartia, azaleas, camelias, clematis, day lilies, fuchsias, honeysuckle, japonica, jasmine, magnolias, roses and willow to name just a small number of the plants, trees and shrubs in this beautiful garden oasis. In the garden there are a pair of historic stone gate piers with wrought iron gates which were reclaimed and relocated to Rose Cottage from an 18th Century out of county country home and now provide a very imposing and aesthetically pleasing entrance to the suntrap garden to the rear of the property. A further acre of lawn, woodland and kitchen garden have been used on a lease

arrangement from nearby landowners and a similar arrangement could be possible with a new owner. Please enquire with Lillicrap Chilcott for further details.

All in all, a wonderful home in a very special location with enormous potential for improvement both in the house and its historic stone barn. Early viewing wholeheartedly recommended by the vendor's sole agent.

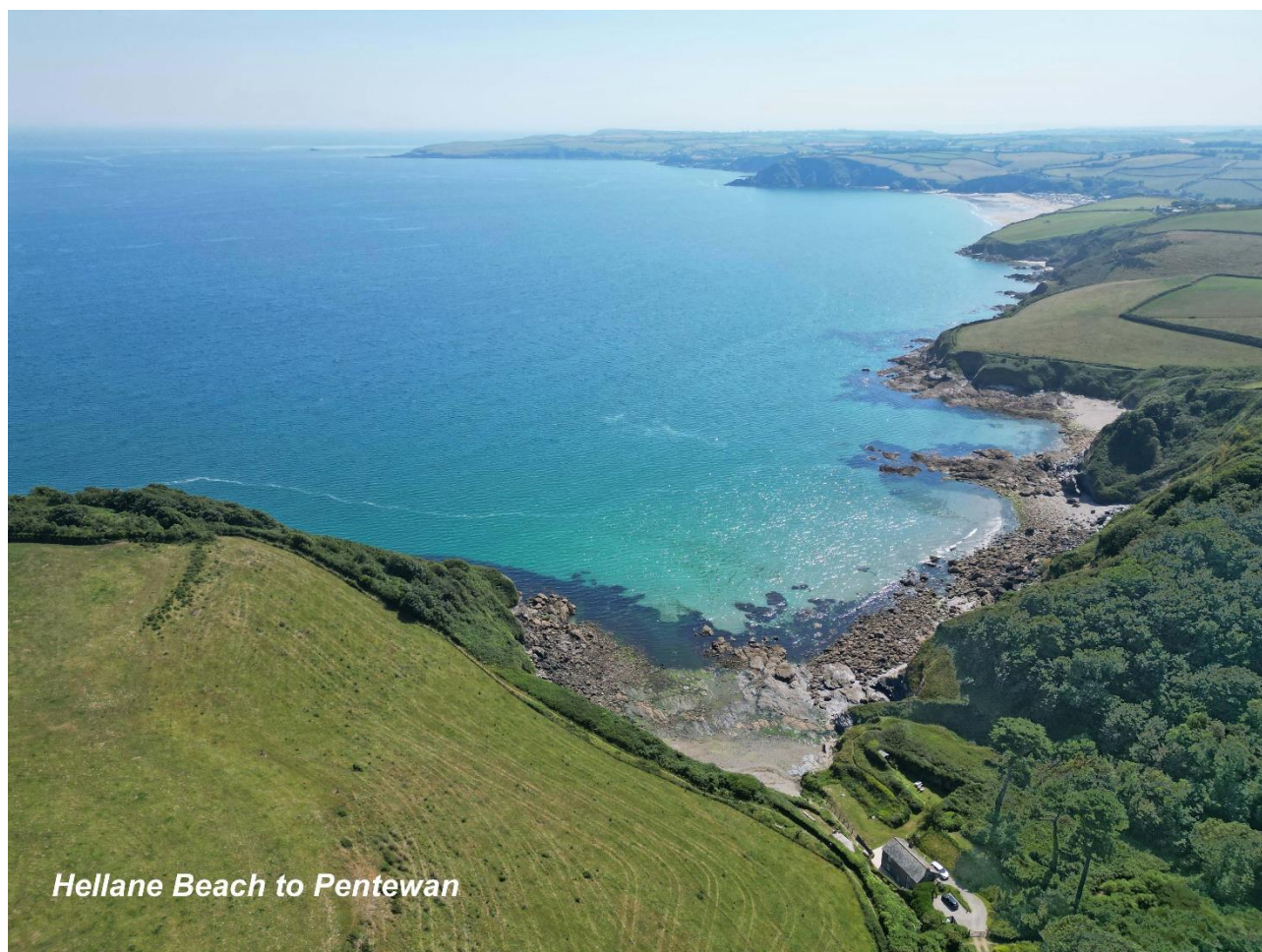


LOCATION

The coastal hamlet of Trenarren is a particularly sought after location where very few properties exist let alone come up for sale. The property is approached from an adopted winding country lane that connects to the town of St Austell and Porthpean beach to the north east and Pentewan beach to the south west. Nearby Pentewan is a broad sandy beach facing the English Channel enjoying a mild climate and providing excellent bathing and surfing under certain conditions. The beach also has an active sailing club, a local inn and a shop. Beyond Pentewan heading south is the picturesque fishing village of Mevagissey with its inner and outer harbours surrounded by a huddle of period buildings largely associated with the fishing industry for which Mevagissey has been renowned for many years. The village has an active fishing fleet and fishing trips can be booked from the harbour. There is a primary school available in the village and a health centre and an excellent mix of individual shops which cater for locals and the numerous annual visitors, including cafés, bars, restaurant and mini supermarket. Larger supermarkets can be accessed within a 10 minute drive. Beyond Mevagissey the country lanes lead down to the Roseland Peninsula and the yachting haven of St Mawes.

In the opposite directions are wonderful beaches surrounding St Austell Bay which include Porthpean, Duporth, Charlestown and Carlyon Bay with Porthpean having an active sailing club and a superb 18-hole coastal golf course. The picturesque port of Charlestown is just a short drive away with two beaches and a sheltered harbour being home to several Tall Ships. The harbour has often been used in TV commercials, feature films and TV series including most recently Poldark. Other nearby attractions include the Eden Project and the Lost Gardens of Heligan. The network of lanes connect to St Austell and across the county to the A30 which remains dual carriageway all the way to Exeter where it joins the national motorway network. To the north west lies Cornwall Airport Newquay which provides a growing range of daily flights to national and European destinations.





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 PL26 6BH.

SERVICES Mains water and electricity. Private drainage (septic tank). Oil fired boiler heated accommodation.

MOBILE PHONE COVERAGE Some providers likely, others limited.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

DIRECTIONS What3words [///lampoost.consented.saints](https://www.what3words.com/#!/lampoost.consented.saints). From St Austell's Asda supermarket proceed in an easterly direction on the A390 and at the top of the hill by the traffic lights turn right into the Porthpean road. Proceed along this road, out into surrounding countryside passing Porthpean Golf Club on your left hand side. At the next crossroads turn left signposted Trenarren and Trevissick. Proceed down this lane for 400 yards taking the

left signposted Trenarren (Black Head). Proceed down into the hamlet of Trenarren passing the small public car park on your left hand side, take a right hand fork after 400 yards where the gated entrance to Rose Cottage will be found on your right hand side.

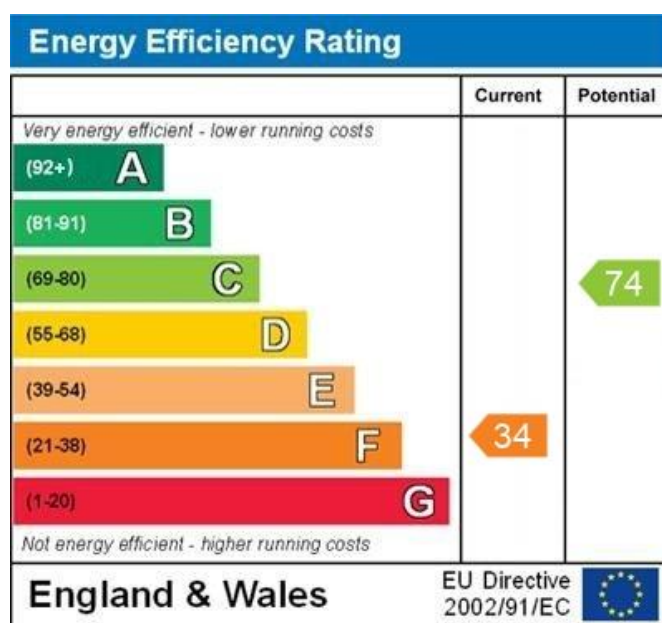
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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 We understand that Rose Barn is subject to a National Trust covenant which requires for any significant external changes to the property to be approved by the National Trust in addition to normal council planning approval, building regulations etc. This covenant does not apply to Rose Cottage only the barn and some of the garden. A full copy of the National Trust Covenant can be made available to interested parties upon request with Lillicrap Chilcott.

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



WWW.EPC4U.COM

Not to scale – for identification purposes only.

Rose Cottage, Trenarren, St. Austell

Approximate Area = 1420 sq ft / 131.9 sq m (excludes void)

Barn = 669 sq ft / 62.1 sq m

Total = 2089 sq ft / 194 sq m

For identification only - Not to scale

