



Rose Cottage, Little Kirland



STAGS

Rose Cottage, Little Kirland

Bodmin, Cornwall PL30 5BJ

Bodmin 1 mile A30(T) 3 miles Truro 23 miles

A most attractive and character period country cottage with delightful gardens

- Entrance Porch
- Well-Proportioned Living Room
- 2 Shower Rooms
- Most Appealing Landscape Gardens
- Freehold
- Kitchen & Dining Room
- 3 Bedrooms
- Fine Sun Room with Kitchenette
- Out-Sheds
- Council Tax Band D

Guide Price £550,000

SITUATION

Rose Cottage is ideally situated on the edge of the quiet rural hamlet of Little Kirland in a tucked away countryside position - which is only about a mile from the centre of Bodmin and is therefore. Rose Cottage is therefore ideally situated to access the town and its' facilities and amenities, as well as, the A30(T), The National Trust's Lanhydrock House and grounds with a myriad of footpaths and cycle routes, Bodmin Parkway Railway Station (about 5 miles), Lanhydrock Golf Course and gym facilities (about 1 mile), Bodmin Leisure Centre and north and south coasts.

THE COTTAGE

Rose Cottage stands in a south-west facing position on the edge of the hamlet and presents a delightful character home with accommodation arranged over two storeys.

On the ground floor is an enclosed Entrance Porch with slate flagged floor and stable style internal door which opens to a fine Kitchen and Dining Room with wood floor, fireplace recess with granite beam, display niche and ceiling timbers. The Kitchen, with wood floor, offers a comprehensive range of base and eye level units including numerous cupboards and drawers with polished solid granite worktops over to splashback, an under-mounted ceramic sink unit with mixer tap, integral refrigerator and freezer, space and plumbing for dishwasher and washing machine, built-in Neff fan assisted oven and grill and matching island unit with CDA 4-ring induction hob.



A stable style door from the Kitchen and Dining Room opens to a well-proportioned and inviting Living Room with wood-burner set in fireplace with wide timber surround and mantle, ceiling timbers, downlighters and glazed door to the front garden.

On the first floor are three good south-west facing Double Bedrooms, with part exposed stone walls and timber beams, and two Showers Rooms: one adjacent to the main bedroom with an impressive fully tiled shower room with walk-in shower and screen, wc and contemporary washbasin with tiled worktops and the other offering a Family Shower Room with corner shower cubicle with rainshower, pedestal washbasin, wc, tiling to two elevations, Chrome wall mounted towel radiator and Airing Cupboard with hot water cylinder.

Also at first floor level is a fine Sun Room (added in 2024) which is fitted with a kitchenette providing a versatile space for enjoying the upper garden.

At the same time the Conservatory was added, the roof timbers were upgraded and new slates and insulation added.

THE GARDEN

The gardens with Rose Cottage are a particular feature of the sale.

Outside to the front is a wall enclosed gravelled and well stocked garden with well-designed landscaped flower and shrub beds and central seating area and a further wall enclosed seating area with central lawn. In the front garden is a timber and bitumen felt Garden Shed about 9'8 x 5'8.

Steps from the front garden lead up to a Log Store and second timber and bitumen felt Garden Shed about 9'8 x 7'6.

A path to the side of the shed leads to steps up to the rear garden with a stone chipped seating area adjacent to the Conservatory and from which various crazy paved steps and stone chipped paths lead up to the delightful landscaped gardens. The gardens are a plantsman's delight being well stocked with numerous ornamental trees, flowers and shrubs with winding intersecting paths.

At the top of the garden, is a further timber and bitumen felt Storage Shed about 5'7 x 3'7.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

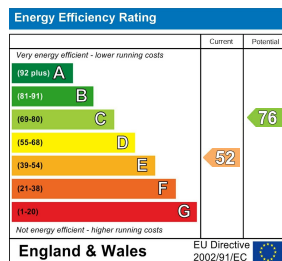
From the centre of Bodmin, at the paved roundabout, take the B3268 towards Lostwithiel and drive up out of the town centre. Towards the top of the hill turn right into Harleigh Road just before the steam railway station. At the end of Harleigh Road turn right into Beacon Road and then immediately left into Crabtree Lane (ignore the turning to the left into Halgavor Road). Drive through the estate and continue on into the countryside. Drive over the railway bridge and where the road bears to the right, turn left (effectively continuing straight on) towards Kirland. Drive down the hill and Rose Cottage will be seen on the right-hand side. There is parking on the right shortly before the cottage.

SERVICES

Main water, electricity and drainage connected. Private borehole serving the garden. Oil-fired central heating.

Broadband: Standard, Superfast and Ultrafast available (Ofcom). Mobile telephone: 02 variable indoors and EE, Three and Vodafone good outdoors (Ofcom).





01872 264488

