



The Rosery



Torpoint approx 2 miles. St Germans approx 9 miles. Plymouth approx 14 miles. (Approx. 3 Miles via Torpoint Ferry)

A detached three-bedroom period property situated on a generous plot of delightful gardens, the property is located within the heart of a sought-after waterside Cornish village.

- Detached Period Property
- Countryside Views
- Two Reception Rooms
- Utility Room & Workshop
- Three Bedrooms
- Family Bathroom
- Large Home Office/ Garden Room
- Generous Garden with Gated Rear Access
- Freehold
- Council Tax Band E

Guide Price £425,000

LOCATION

The picturesque waterside village of Wilcove lies on the west bank of the River Tamar, approximately a mile from Torpoint on the Rame Peninsula. This charming village boasts a Village pub 'The Wilcove Inn' which sits directly on the banks of the Tamar River. Surrounding countryside and Creekside views really do make this an ideal location with a full range of local amenities and facilities available in nearby Torpoint. Plymouth City Centre is one of the worlds most natural harbours and offers a more extensive shopping experience along with a range of waterside leisure facilities and activities. Plymouth mainline train station runs a direct three hour commuter service to London Paddington which can also be accessed via a link from St.Germans train station which is approximately 15 minutes away from Wilcove. This charming cottage is situated just a short stroll from the banks of the River Tamar. The perfect location for boating enthusiasts with immediate access to the sheltered waters of the Rivers Tamar & Lyner.

DESCRIPTION

A charming detached, three-bedroom cottage offering accommodation of good proportions set traditionally over two floors. This lovely property is set on a generous plot of delightful cottage style gardens and is just a short stroll away from the waterside.

ACCOMMODATION

The entrance hallway gives access to the kitchen & reception rooms which have pleasant outlooks over the front aspect of the property, the dining room has a

feature fireplace with wood burning stove and also conveniently has a door into the kitchen. The kitchen has a matching range of units and cupboards with coordinating work tops, there is also a generous utility room and downstairs cloak room. The first-floor landing gives access to the four-piece family bathroom and three double bedrooms – both bedroom one and two have sizeable built in wardrobes.

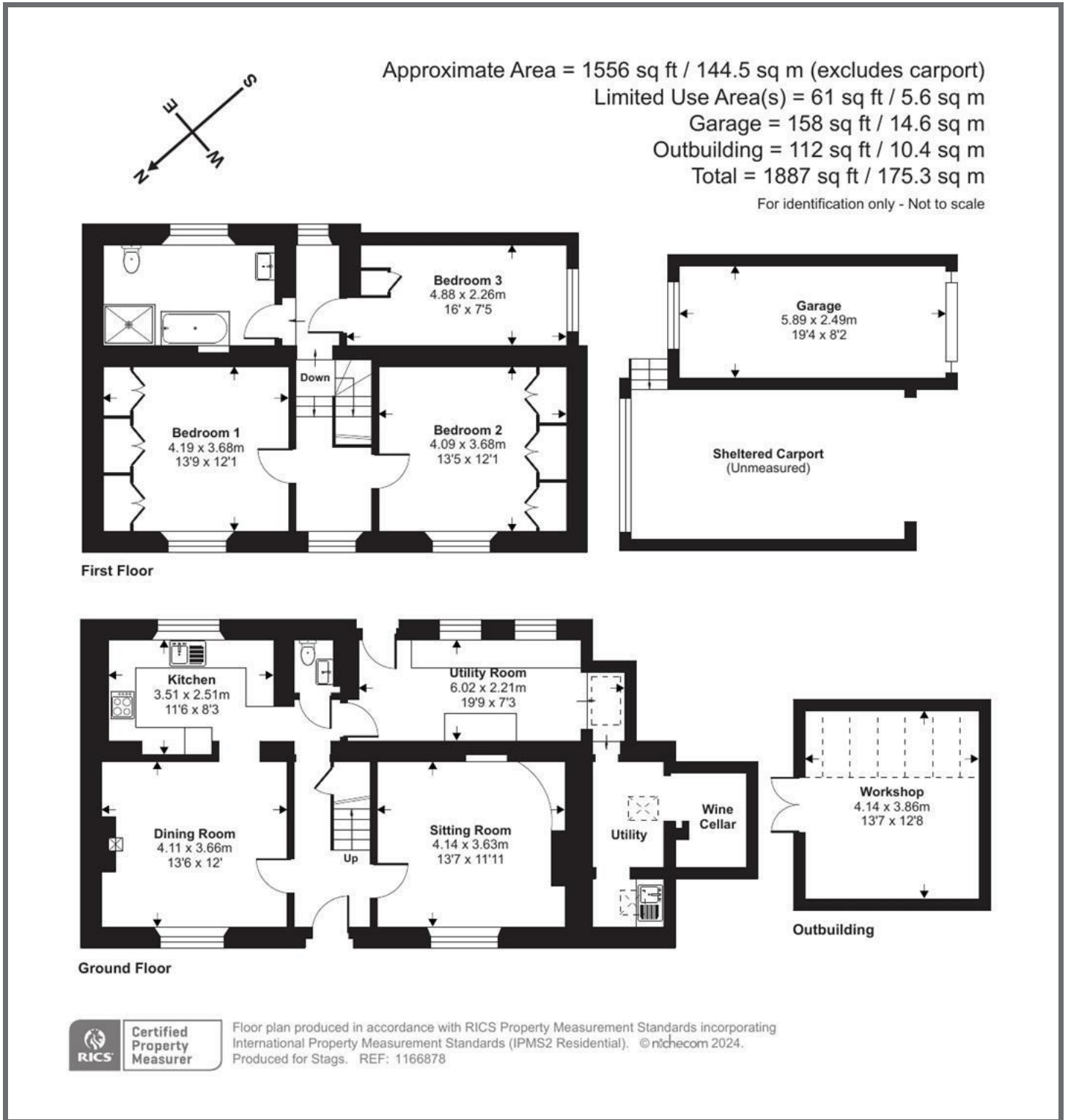
OUTSIDE

The property sits on a plot of approx. 1/3 acre of delightful cottage style gardens incorporating areas of lawn, flower beds and a productive vegetable garden. The garden also has gated access via the lane which also provides parking for multiple vehicles. There are a variety of sheds/outbuildings in the garden along with a superb garden room/home office with electric and Wi-Fi.

SERVICES

Mains Water/Drainage
Mains electricity
Oil Fired Central Heating
Based on the latest data available to Ofcom mobile availability is limited and Superfast broadband is available at the property.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(35-58) D
(55-67) E	(29-54) F	(1-28) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		69	33

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