



Rose Cottage, Bowling Green, Constantine, Falmouth, TR11 5AP

Offers Over £400,000

Offering an open country outlook to the front with rolling fields in the distance, a simply exquisite detached stone cottage, sympathetically updated and beautifully appointed internally with many character features including inglenook fireplace with wood burning stove to the living room, bespoke fitted kitchen, recently updated bathroom suite, and landscaped rear garden including the addition of a most useful detached outbuilding suitable for conversion, together with off-road parking for 1 vehicle.

Key Features

- Charming village home
- 2 bedrooms
- Outbuilding suitable for conversion
- Driveway parking
- Detached
- 2 reception rooms with wood burning stoves
- Beautifully appointed interior
- EPC rating F



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

GABLED ENTRANCE PORCH

Providing a light, sheltered entrance to the property, double glazed and overlooking the front gardens and the outskirts of the village, to surrounding countryside. Tessellated tiled flooring, fitted shelving, half glazed casement door opening into the:-

LOUNGE

13'1" x 14'6" (4.01m x 4.42m)

A charming room with two walls in exposed stone, one to the front elevation with double glazed window and window seat, again overlooking the gardens and outskirts of the village to surrounding countryside. The other, with a magnificent, full height, inglenook fireplace with glass fronted Churchill log burner and slate hearth. Karndean flooring. Staircase with turned balustrade rising to the first floor, traditional panelled doors to the:-

KITCHEN/DINER

9'1" x 14'4" (2.79m x 4.38m)

Another delightful, highly characterful room, double aspect with double glazed windows to the rear and front elevations, the former, again, enjoying lovely far-reaching views. Two walls in exposed stone, one housing a further glass fronted 'Chilli Penguin' stove on a slate hearth, with top oven feature. The kitchen itself having recently been refitted with a superb range of bespoke, handmade kitchen units by Churchwood, including glass fronted display cabinets with concealed pelmet lighting, cupboards with soft-closing doors, open fronted shelving, plate rack and Iroko worksurfaces with complementary tiled upstands and splashbacks and inset stainless steel Franke sink unit with mixer tap. Corner cupboard, recess with plumbing for dishwasher, towel recess, further pelmet lighting, cooker recess with illuminated extractor canopy over. Night storage heater, Karndean flooring.

REAR LOBBY

Access to useful under stair storage cupboard, Karndean flooring, replacement uPVC double glazed door to the rear courtyard and outbuildings.

FIRST FLOOR

LANDING

Double glazed window to the rear elevation. Doors to all bedrooms and the bathroom.

BEDROOM ONE

10'4" x 11'6" (3.17m x 3.51m)

Second measurement excludes broad storage recess with hanging rails. Part canopied ceiling, double glazed window to the front elevation enjoying lovely southerly views over the outskirts of the village to surrounding countryside. Night storage heater, access to overhead loft storage area.

BEDROOM TWO

10'9" x 7'8" (3.28m x 2.35m)

Double glazed window to the front elevation, again enjoying lovely views. Part canopied ceiling, night storage heater.

BATHROOM/WC

Recently fitted 'Vitra' three piece Victorian style suite comprising low flush WC, vanity unit with inset ceramic sink with mixer tap and cupboard under, together with panel bath with Mira sport electric shower and clear glazed folding screen. Classic patterned tiles to two walls, part canopied ceiling, obscure replacement uPVC double glazed window to the rear elevation, heated tall towel rail/radiator, convector heater, built-in airing cupboard with copper cylinder with immersion heater and linen shelving. Karndean flooring.

THE EXTERIOR

FRONT GARDEN

'Rose Cottage' enjoys a good position on the Bowling Green, directly opposite the entrance to Parc Monga which provides the open aspect to countryside beyond. There is a granite retaining wall with central pedestrian gate with twin granite gateposts, granite steps and cobbled pathway leading to the gabled porch with exterior courtesy lighting. To either side of the path there are areas of level lawn with shrub and flower borders with, to one side, a block wall and lawn continuing to the side entrance gate.

GRAVELLED PARKING AREA

Recently extended to provide more space, gravelled for ease of maintenance, with granite-edged borders with further well stocked raised beds. Picket fencing and matching pedestrian gate leads to the:-

SIDE AND REAR GARDENS

A particular feature of the property, recently landscaped to provide a raised level lawn with mature camellia and timber boundary fencing, extending to a gravelled patio/sun terrace with brick relief, flower borders and tall wall to the rear, providing a high degree of shelter and privacy.

REAR COURTYARD

Part covered and with pedestrian gate leading to the side access onto Clinton Road. Cold water tap, courtesy lighting, door to the accommodation. Door leading to the:-

WORKSHOP

21'1" x 7'9" (6.45m x 2.37m)

Maximum measurements provided. A highly useful outbuilding of stone and block construction, under a pitched roof, with light and power and water connected, offering great scope for conversion to further ancillary accommodation if required, subject to all necessary consents. Plumbing for washing machine (with waste pipe in situ), numerous windows overlooking the courtyard and side garden area.

GENERAL INFORMATION

SERVICES

Mains electricity, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Economic off-peak heating, metered water.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed up Fore Street in the village of Constantine, passing the two village stores on the left-hand side. After the Spar shop, take the next turning left signposted to Gweek and The Lizard. After approximately 100 yards, take the first turning left to the health centre, keeping the church on the left-hand side. Continue past the churchyard and along Bowling Green. 'Rose Cottage' is situated on the left-hand side, directly opposite the entrance to Parc Monga.

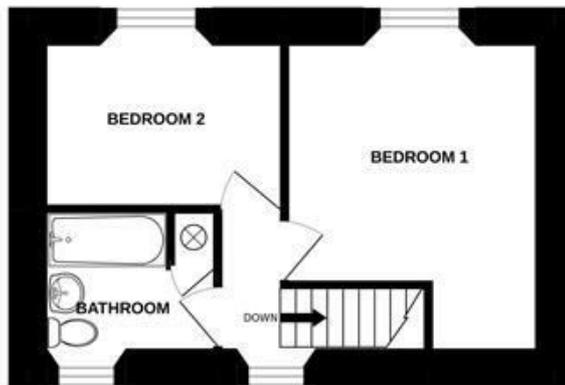


Floor Plan

GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



ROSE COTTAGE BOWLING GREEN CONSTANTINE TR11 5AP

TOTAL FLOOR AREA : 60.4 sq.m. (650 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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