



120 Cosawes Park, Perranarworthal, Truro, TR3 7QT

£325,000

A superbly situated and quite exceptional, extended 2 double bedroom park home, located on well respected Cosawes Park, providing a delightful wooded setting. Spanning 58' in length and benefiting from the highly unusual addition of a detached annexe/studio, single garage and workshop, together with beautifully landscaped gardens, comprehensively fitted kitchen and plentiful driveway parking. Arguably one of the finest and broadest homes situated within Cosawes Park, providing much privacy and elevated views over the valley below. Viewing highly recommended!

Key Features

- Detached park home extending to approximately 58' in length
- 2 double bedroom, 2 shower room accommodation
- Beautifully landscaped gardens to the side and rear
- Delightful, elevated views across Cosawes Park
- Exceptional, elevated position within a wooded setting
- Detached annexe/studio, garage and workshop
- Quality fixtures and fittings throughout
- No onward chain



THE ACCOMMODATION COMPRISES

From the sweeping tarmac driveway, a paved pathway to the side of the property leads to a clear glazed uPVC front entrance door, leading to the:-

ENTRANCE STAIRWELL

Stairs rise with inset coir matting, uPVC window to side elevation and secondary obscure glazed uPVC entrance door opening into the:-

ENTRANCE LOBBY

A most useful addition to the property, with broad uPVC window to side elevation, built-in window seat with storage and built-in shoe rack. Recess providing space for tall fridge/freezer and built-in cloaks cupboard with coat hooks and shelf. Ceiling light. Engineered oak flooring. Opening leading into the:-

INNER HALLWAY

Contemporary oak doors leading into the kitchen, main shower room, bedrooms one and two, together with access to study, concealed via bookshelf. Inset downlights, radiator, wall-mounted Boss Therm heating thermostat, loft hatch.

KITCHEN

A simply wonderful and comprehensively fitted kitchen, beautifully appointed with a vast array of cupboards and drawers set above and below a quartz worksurface with inset ceramic one and a half bowl sink with drainer and mixer tap, with Quooker instant hot water feature. Double doors upon entry, concealing space and plumbing for washer/dryer in a stack, with slatted shelving over and oil fired combination boiler. Larder cupboard. Integral appliances to include Neff electric oven with pull down and slide under door, with Bush microwave oven, Siemens four-ring ceramic hob with stainless steel Bosch extractor fan, Hotpoint slimline dishwasher. Space for tall fridge/freezer. Double aspect with charming bay window to far side and double glazed casement window to side elevation. Multicoloured tiled splashback to two walls. Tile-effect flooring, loft hatch, ceiling spotlights. Opening into the:-

DINING ROOM

9'2" max x 9'4" into bay (2.80m max x 2.87 into bay)
A particularly bright and light double aspect room with tall glazed windows set in a bay formation, providing a superb outlook over lower Cosawes and the wooded valley below. Half height bay window to side elevation providing an outlook over the garden and driveway, once again, with distant views over the nearby tree-lined surroundings. Radiator. Freestanding cupboard providing an array of shelving. Elaborate ceiling light, oak-effect flooring. Broad opening into the:-

LIVING AREA

15'8" x 12'0" (4.80m x 3.66m)
Maximum measurements provided. A nicely proportioned living space with Contura wood-burning stove set on a broad slate hearth with exposed flue, cleverly concealed serving hatch-style inner window, borrowing light from hallway. Broad glazing to rear elevation with sliding door giving access onto the beautifully landscaped rear garden and views over the peaceful tree-lined surroundings. Wall-mounted bespoke media unit providing open display shelving, together with motorised central cupboard concealing television. Wood-effect flooring. Two radiators.

PRINCIPAL BEDROOM SUITE

14'2" max x 12'4" into bay (4.34m max x 3.78m into bay)
A well proportioned main bedroom with shallow walk-in full height bay window providing an outlook to the rear. Two radiators, inset downlights with dimmer switching and contemporary wall lights. Ceiling fan. Clear glazed uPVC doors leading into sunroom and opening, giving access to the:-

WALK-IN DRESSING AREA

A thoughtful addition offering excellent space for clothes, shoes etc, together with an array of built-in shelving, drawers and stripped ceiling lights. Two consumer units, one providing trip switches for internal electrics and the other for external electrics including two electric car charging points.

EN-SUITE SHOWER ROOM

A contemporary modern suite with low flush WC with concealed cistern, inset sink with mixer tap, broad corner shower cubicle with clear glazed sliding door, built-in controls, handheld shower attachment and over-head drencher-style shower head. Broad vanity unit to one side with marble worksurface and drawers set within. Obscure glazed uPVC window to side elevation, wall-mounted mirror with touch control lighting and de-misting, heated towel rail, laminate flooring.

SUN ROOM

An additional area to the principal bedroom with full height glazing to two sides, ceiling fan and wall lights. Wood-effect flooring, fixed window set to side elevation. A relaxing room to enjoy hobbies and be able to take in the outlook over the beautifully maintained rear and side gardens.

BEDROOM TWO

11'6" x 9'6" (3.53m x 2.90m)
Maximum measurements provided. A double bedroom offering built-in wardrobes with plentiful hanging space, drawers and concealed lighting. Broad uPVC window to far side, radiator, inset downlights. Engineered oak flooring. Jack and Jill oak door leading into the:-

MAIN SHOWER ROOM

Another beautifully appointed three-piece shower room with low flush WC and concealed cistern, inset ceramic sink with mixer tap and natural stone tiled splashback, broad corner shower cubicle with clear glazed sliding door, contemporary mains-powered shower with secondary handheld attachment and contemporary tiling throughout. Cork laminate flooring, radiator, obscure glazed uPVC window to far side. Broad vanity unit providing plentiful cupboard space with natural tiled display area at mid-point. Shaver socket, wall-mounted mirror-fronted medicine cabinet, ceiling light. Sun tunnel. Full height corner cupboard.

CONCEALED STUDY

6'11" x 6'3" (2.11m x 1.91m)
Accessed via a bookshelf at mid-point within the inner hallway, a particularly useful room, perfectly suited as office space with uPVC casement window to rear elevation, an array of built-in shelving to three walls, together with telephone point and inset downlight. Wood-effect flooring.

THE EXTERIOR

DEEP DRIVEWAY

A unique feature due to the nature of the plot size, an

exceptionally long and deep tarmac driveway providing surplus space for several vehicles, flanked by a granite retaining wall to one side, planted with an array of mature bushes, shrubs and further greenery, together with low lying borders set opposite, once again, displaying an array of mature shrubbery and tall palm. A mellow stone pathway surrounds the property with gates to one side, leading onto the landscaped rear garden and to the end of the driveway, access to the detached garage, workshop and adjacent annexe. An array of external power points surround the property, external water tap.

GARAGE

Currently utilised by the owners as a working gym with carpeted flooring, strip lighting and power points. Up-and-over door, electric consumer unit, awning-style window to front elevation, side access door leading onto a covered walkway leading to a workshop and store.

STORE

12'2" x 8'0" (3.73m x 2.44m)

Set to the rear of the garage, providing extra storage space, power and strip lighting. An informal area which may prove incredibly useful for those discerning purchasers wishing to have extra space, as and when required.

WORKSHOP

11'8" x 11'5" (3.58m x 3.48m)

Maximum measurements provided. A handyman's dream! 'Bolted onto' the rear of the annexe and currently utilised by the owners as a workshop with worksurface space, display shelving, drawers, light and power.

ANNEXE/STUDIO

18'9" x 9'10" (5.72m x 3.00m)

Accessed by an obscure glazed uPVC door. Rarely sighted with park homes and providing an exceptional degree of versatility, a 'studio' of sorts which can be utilised as a games room, ancillary accommodation or hobby room. Two uPVC double glazed windows to side elevation, contemporary flooring, two ceiling lights. Floating shelving, built-in stereo system and full height built-in cupboards concealing shelving and drawer space, cupboard with hanging rail, shelving and storage under. Loft hatch. Over-head projector at ceiling height, electric wall heater. Two doors to the far side, one of which concealing a bespoke built-in kitchenette comprising inset circular sink with drainer and mixer tap, two shelves, bijou worksurface space with cupboard and drawer unit under.

ANNEXE SHOWER ROOM

A superb use of space with inset sink with mixer tap and cupboard unit, chemical WC and corner shower cubicle with clear glazed folding shower door, Hydro electric shower, and extractor fan. Tile-effect walls with cork laminate flooring. Strip lighting with shaver socket, ceiling light, shelf.

LANDSCAPED REAR GARDEN

Without doubt, a highlight of this particular property, a broad and well landscaped rear garden, bordered by mature hedging and usable all year round, laid to stone chippings and all-weather turf. An array of bushes and shrubbery, set

either side, compliment the central area, ideal for those wishing to entertain, with a bespoke central structure providing cover in hotter summer days, if required. Non-slip composit steps with stylish rope handrails give access to the living room. Exterior courtesy lighting. External power points, painted timber side gate leading to front driveway.

GENERAL INFORMATION

SERVICES

Mains electricity, drainage and water are connected to the property. Oil fired central heating and wood burning stove to living room. Telephone point (subject to supplier's regulations).

TENURE

Each plot is leased direct from Cosawes Park, with an annual pitch fee of £3,041, which covers general maintenance of the site, road and infrastructure maintenance, lighting, hedge cutting and general site insurance. We understand there is an age restriction within Cosawes Park of 55 or over. Dogs and sub-letting are not permitted.

VIEWING

Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

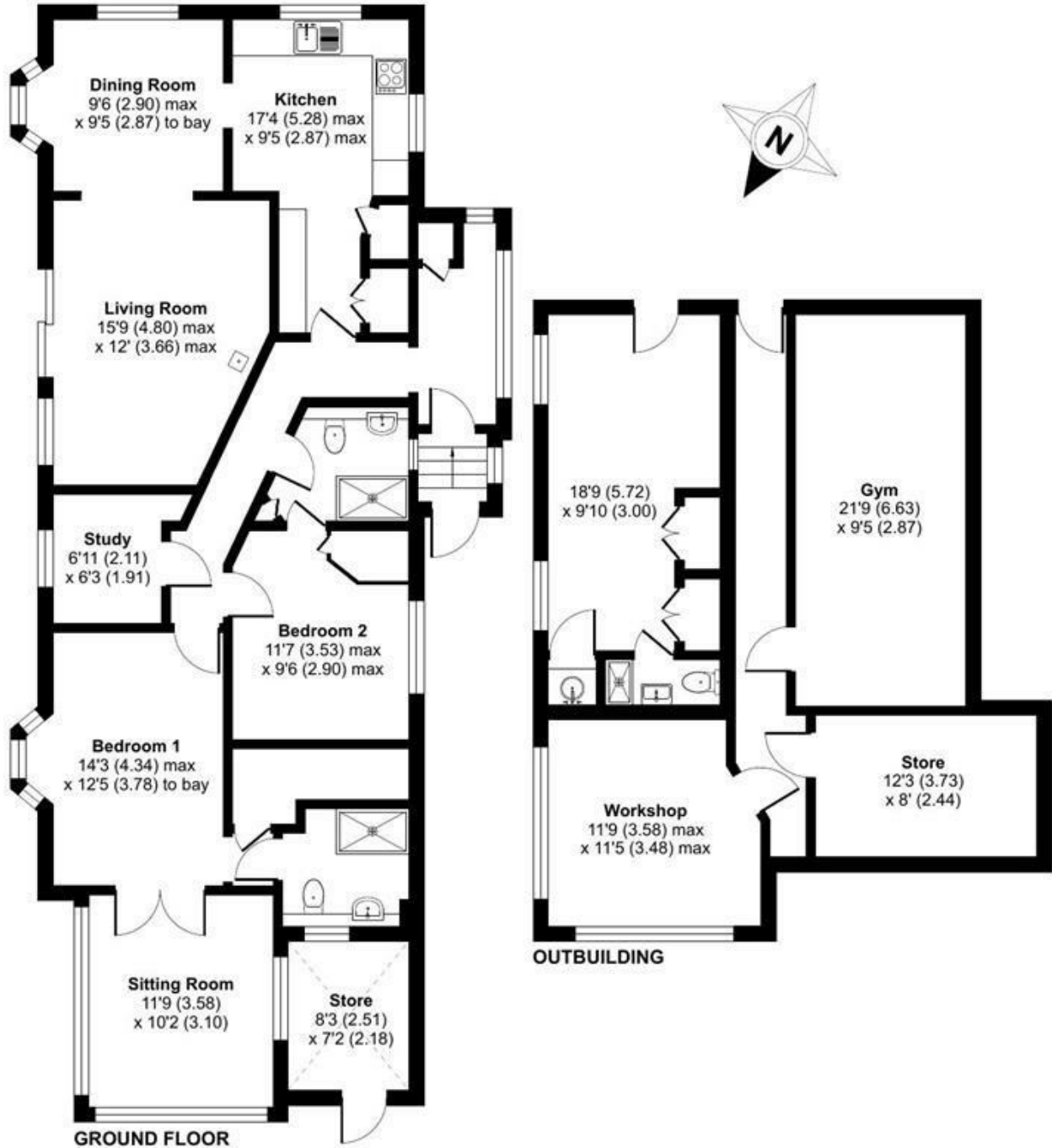
Cosawes Park Homes, Perranarworthal, Truro, TR3

Approximate Area = 1167 sq ft / 108.4 sq m

Outbuildings = 797 sq ft / 74 sq m

Total = 1964 sq ft / 182.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2023. Produced for Laskowski & Company. REF: 1041273