



Rose Cottage,
Retire, Bodmin

LODGE & THOMAS

ESTABLISHED 1892

Rose Cottage,

Retire, Bodmin PL30 5LP

Guide Price - £350,000 Freehold

- Charming detached traditional Cornish cottage
- Two bedroom character accommodation
- ¼ acre garden
- 2 small stone outbuildings & a block built building
- Delightful rural location
- No onward chain

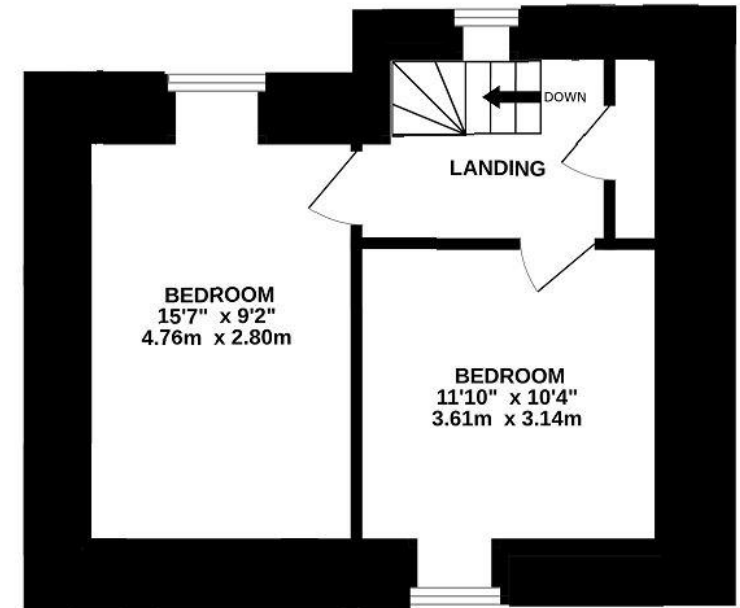
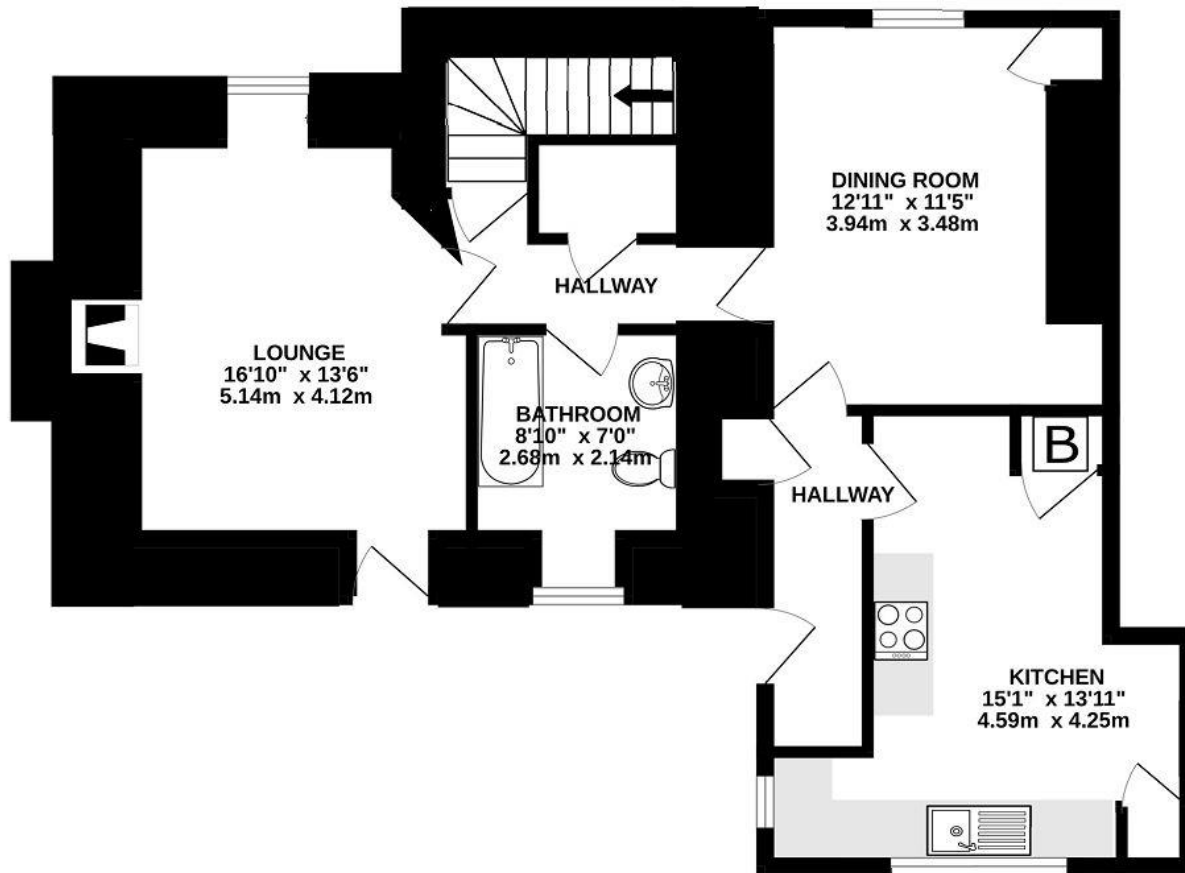
This highly appealing former farm worker's cottage enjoys a wonderful rural setting abutting farmland in a quiet mid-Cornwall location and relishes approximately ¼ of an acre of gardens.

This attractive and interesting detached cottage has been in the same family ownership since 1963 prior to which it formed part of the Treffry Estate. It was the subject of a major refurbishment programme in 2011/12 with improvements that included re-wiring, double glazed wooden windows, re-plumbing and a new kitchen and bathroom. Since then, a wood burner was installed in 2015 and in 2019 a positive pressure ventilation system.

The cottage gardens extend to around ¼ of an acre and are mainly lawned with part seeded as a wild flower meadow around the apple tree. At the top of the garden is a block built building, once used as a chicken shed. Hereto is a small stone and slate outbuilding and a concrete hardstanding, once the floor to a farm shed. At the bottom of the lower garden is a small stone built garden store. Across the lane on an area of unregistered land (not on the title deeds) and used by the current owners since 1963, is a parking area for three cars and a former farm shed, ideal for use as a garage.







Services: Mains electric and metered water are connected to the property. Private drainage. LPG central heating with radiators. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: B **EPC:** G

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The hamlet of Retire is in essence a former farmstead that is surrounded by unspoilt countryside, 2 miles north of the A30, near Withiel. The village amenities of Lanivet are a little over 3 miles distant and include a village store, Post Office, a primary school, a public house and a popular fish and chip shop. Other primary schools in the area include Nanstallon (with a bus service) or St Wenn together with Roche where there is a wide range of shops and facilities. The former County town of Bodmin is 6 miles away and provides a more comprehensive range of schooling, shopping, health and leisure amenities. The Camel Trail at Grogley is 3 miles away and the north Cornish coast, with iconic towns such as Padstow and Wadebridge are within a half hour drive, as are the major towns of Launceston, St Austell and Truro. A network of footpaths are close to hand in the area and includes the Saints Way, making this an ideal location for those who enjoy countryside walks.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas.

Directions: From the Innis Downs roundabout on the A30, take the exit on the roundabout signposted Ruthernbridge, Withiel and Tremore. Then turn left signposted Ruthernbridge and Withiel and then the next turning right signposted Withiel 2 miles and Ruthernbridge 4 miles. Follow this road until reaching a crossroads where turn right signposted Grogley, Ruthern, Ruthernbridge and Tremore Bridge. Follow this road past the farm shop shortly after which the next turning left has a cul-de-sac sign and is signposted Retire. Follow this road into the hamlet where the property for sale will be found at the very end of the lane on the left hand side identified by a Lodge & Thomas for sale board.

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