



**CORNISH  
BRICKS**

**Rosedene, Porthpean**

Offers in Region of **£390,000**



# Rosedene

## Porthpean, St. Austell

CHARMING COTTAGE, which is BEAUTIFULLY PRESENTED & has been sympathetically renovated to RETAIN THE ORIGINAL FEATURES with BESPOKE, CUSTOM-MADE FITTINGS THROUGHOUT. MINUTES FROM THE BEACH, enjoying wonderful SEA & COUNTRYSIDE VIEWS, enjoying a quiet position.

The property is located at the popular and highly sought after coastal village of Porthpean, where properties seldomly come to market. Boasting a PRETTY FRONT PORCH, with SEA VIEWS, PARKING, GOOD SIZED LIVING SPACE, 2 DOUBLE BEDROOMS, LARGE REAR GARDEN.

If you are looking for your own little haven near the sea or or a holiday home/let given the location, this is the one for you.

### PROPERTY:

The property has been cherished for many years and has been renovated and restored by the current vendor over the years that they have owned it.

The owner has truly loved living there, with its fantastic community and the location, with several walks on your doorstep, as well as beautiful views to enjoy.

You enter via the front porch, which is so pretty and enjoy superb views. A place for shoes and coats when coming in from the beach or a wonderful place to sit and take in the views.

This takes you through to the beautiful lounge, which is a generous size, with stairs to the first floor, windows to the front, door through to kitchen/diner.





## Rosedene

### Porthpean, St. Austell

The lounge again is very pretty with beamed ceiling, wooden floors, beautiful fireplace with granite mantel and slate hearth with feature log burner that warms the whole house when lit and is beautiful on those winter nights. It also has alcove shelving which is a lovely feature.

The kitchen/diner is again a pretty room. This is modern yet in keeping with shaker style units, wooden style worktops, inset sink, integrated fridge/freezer, space for washing machine, range oven with extractor over.

Wooden floors run through the kitchen and dining area which is a beautiful space flooded with natural light with steps up to French doors overlooking and providing access to the garden and space for a dining table.

To the first floor you have two double bedrooms, both with bespoke handmade storage and both to the front with windows enjoying sea and countryside views.

The shower room was reconfigured to provide more space, with double shower, pedestal sink and w.c with window to the rear.

#### EXTERNALLY:

The property has the huge benefit of private parking, just down from the property in car parking area for residents.

To the rear a tiered garden, a hardstanding area outside of the French doors from the dining area, steps up to a paved seating area and then further step up to the top tier with a stone storage shed and a lovely summer house, both with electric and great for anyone working from home. Outside tap/hose.



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## Porthpean, St. Austell

A garden gate leading to a footpath to the rear – another way in and out of cottage, great when you muddy/sandy boots or when bringing pets in after being on the beach.

### LOCATION:

Set amidst picturesque countryside between the harbour villages of Charlestown and Pentewan, Porthpean is an attractive and particularly sought after coastal village approximately two miles from St Austell.

Nestling in the heart of the village close to the local Church, Rosedene is within minutes of the sandy family beach complete with sailing club and outdoor activities centre with a range of water sports.

The St Austell Bay area offers outstanding coastal scenery which can be best enjoyed by walking the southwest coast path. Within a short distance is Porthpean Golf Course.

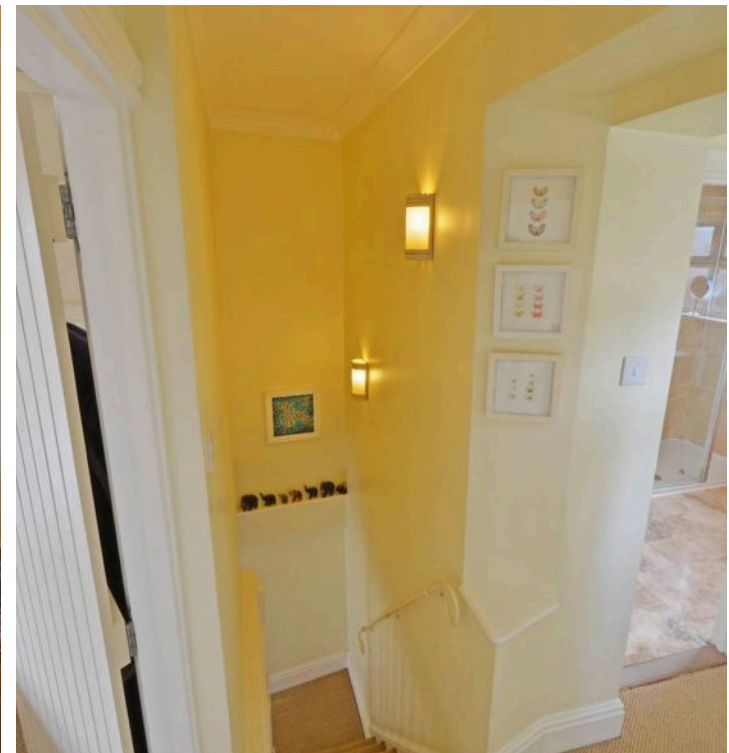
St Austell provides a comprehensive range of shopping, banking schooling and recreational facilities whilst Truro, the commercial centre of Cornwall is around fifteen miles distant and provides a fine array of shops together with leading educational establishments.

Both St Austell and Truro have mainline rail connections to London Paddington and on the north coast is Newquay Airport with a number of scheduled domestic and international flights.

**HEATING & GLAZING:** UPVC double glazing. Multi fuel log burner. Electric radiators as well as underfloor.

**SERVICES:** Mains electric and water. All neighbours served by septic tank further down the road in gardens of larger property – details of owners can be provided

**TENURE:** Freehold.





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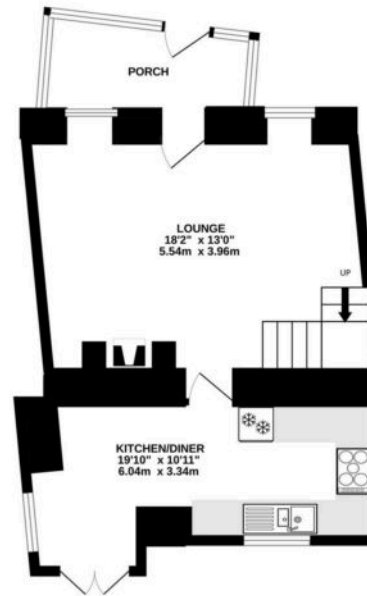
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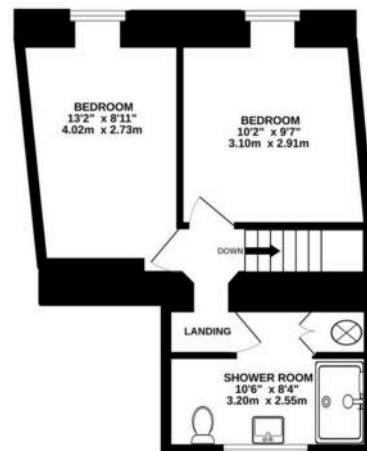




GROUND FLOOR  
450 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) 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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