

Tower Meadows Dola Lane Rosudgeon, TR20 9PW





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An exceptional opportunity to purchase a stunning 'Grand Designs' style property which enjoys outstanding views of St Michaels Mount currently under construction with completion anticipated early Summer 2024. Forming part of an exclusive development of just two properties this house will offer individual architecturally designed accommodation which has been designed to be spacious throughout and features fabulous full-length windows flooding the property with natural light.

There are many individual features that make this gorgeous home stand out including a mezzanine level overlooking both the kitchen and lounge offering additional space and versatility. The large kitchen will be the hub of the home with plenty of space for a large dining table and doors opening out on to the secluded rear garden. In addition, there is a useful utility room and a fabulous separate living room with log burner. Practicality has not been overlooked with plenty of built in storage and three of the four bathrooms enjoying en-suite shower rooms with the master suite being luxuriously appointed.

The plot is level and generous and the location ideal for those that want to explore the coast and countryside but enjoy coming home to a peaceful and tranquil location with excellent access to facilities in the nearby large towns of Helston and Penzance.



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GUIDE PRICE - £850,000

LOCATION

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coast land - a brilliant base from which to access miles and miles of coastal paths and a plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and rich in smuggling history! The cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by the local fishermen. The beach is great for swimming and offers fantastic snorkeling opportunities as well as being dog friendly all year round. Rosudgeon offers good local amenities including the recently opened and well stocked Co-Op, a pub and large sports ground with social club where many activities take place. The property is also well placed for access to the A30, comprehensive day to day facilities and schooling options available in both nearby Penzance and Helston.

ACCOMMODATION

GROUND FLOOR

- Entrance vestibule
- Hallway
- Open plan Kitchen/dining room
- Lounge
- Utility Room
- Cloakroom
- Bedroom Two with built in wardrobes and en-suite shower room
- Bedroom Three with built in wardrobes and en-suite shower room.

Bedroom Four

Family Bathroom

FIRST FLOOR

Master Bedroom suite with plentiful storage and luxurious full bathroom with separate shower.

Two versatile generous mezzanine areas.

OUTSIDE

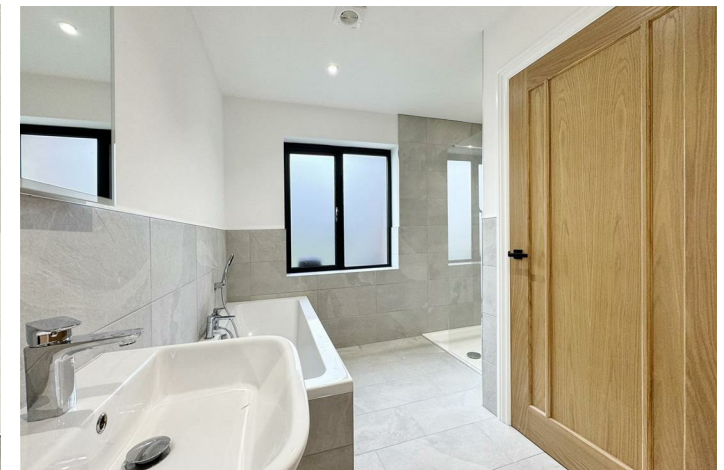
The property enjoys an exceptionally generous and level plot. There is ample off road parking for multiple vehicles and level lawned gardens to both the front and rear of the property with a generous patio to the immediate rear accessed from the kitchen/dining room perfect for alfresco dining. The property is enclosed by a combination of cornish stone hedging and fencing.

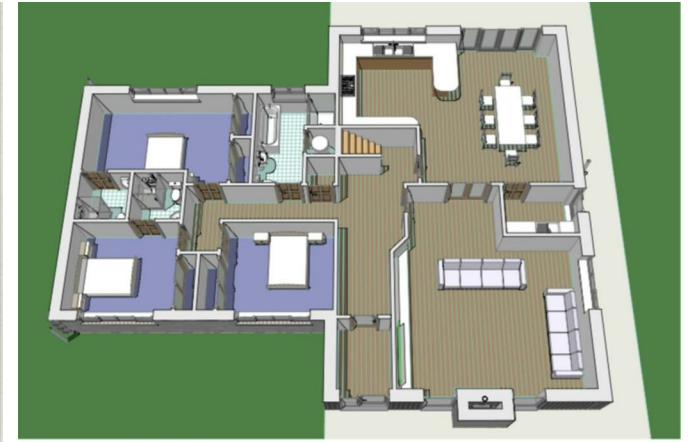
SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating throughout. Council tax band not yet allocated.

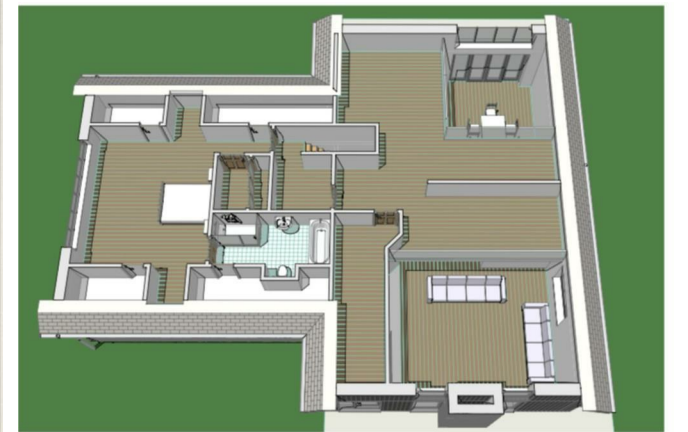
INTERNAL SPECIFICATION

The property will enjoy practical hard flooring to all living areas with the bedrooms being left to the purchasers choice. Recessed led lights throughout combined with wall lights and feature high impact light fittings where appropriate. Stylish oak doors fitted throughout. The kitchen will be fitted with quality two tone navy and grey cabinets with white stone worktops and a four person breakfast bar and will enjoy high level integrated appliances to include an oven, hob, microwave, fridge freezer and dishwasher. Oak solid tread staircase with oak handle and contemporary metal spindles. The lounge will enjoy a feature inset log burner. Mezzanine finished with frameless glass with a stainless steel rail top. Bathrooms fitted with quality white sanitary ware and tiled to half height. Master en-suite featuring a free standing bath and luxurious walk in shower with drench head. All bathrooms fitted with lit mirrors with shaver points and electric towel rails.





Ground Floor Perspective



First Floor Perspective



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

EXTERNAL SPECIFICATION

The property is approached via a tarmac driveway. Externally it is faced in attractive locally sourced stone with granite quoins and composite cladding with painted render to the rear. Triple glazed aluminium windows and doors throughout with aluminium guttering. Exterior lighting. A paved path runs around the perimeter of the property bordered by oak sleepers to the gardens which are landscaped being primarily laid to lawn both to the front and the rear with a sandstone patio to the rear. Cornish stone hedging and fencing enclosing the property and gardens.

WARRANTY

The property enjoys a 10 year Buildzone warranty.

ANTI-MONEY LAUNDERING REGULATIONS PURCHASERS

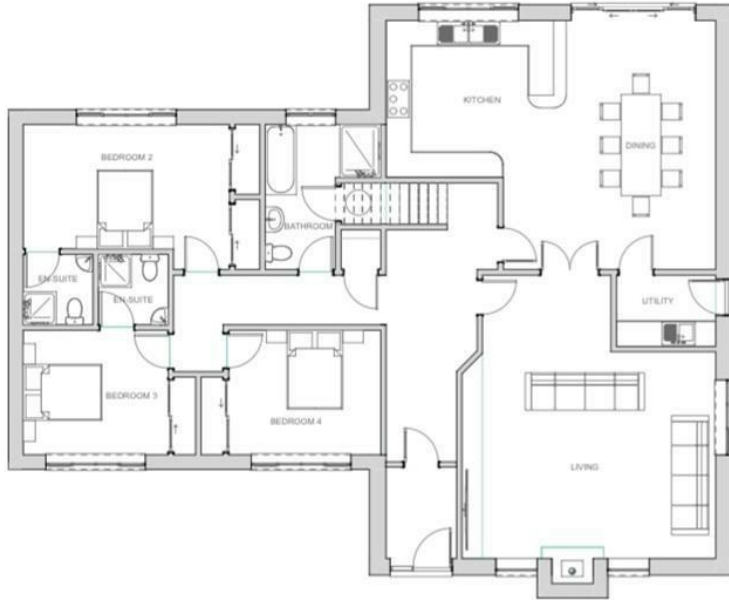
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE

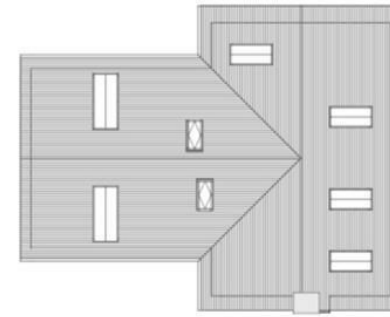
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

AGENTS NOTE

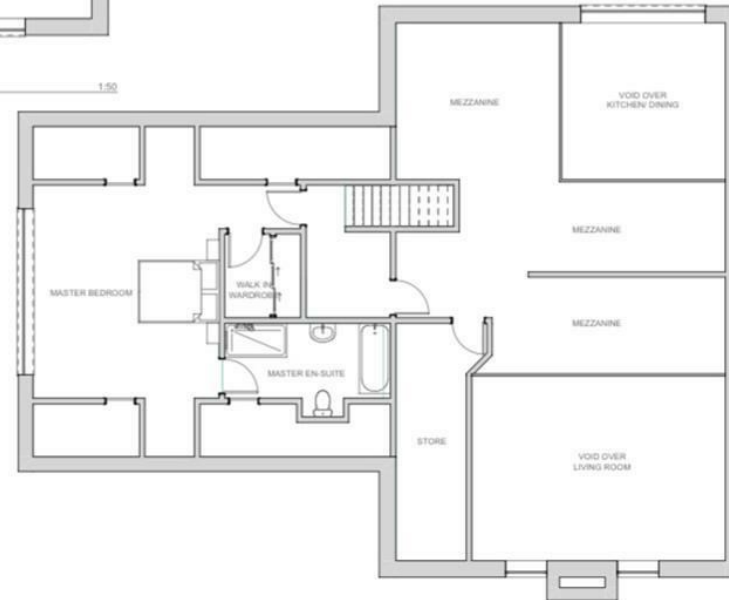
Interior photographs are of the 1st property which is now completed and available. These have been provided as a guide to the finish but please be aware that final finish is subject to change so they may not be an exact representation.



Ground Floor 1:50



Roof Plan 1:100



First Floor 1:50

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

