

1 Rose Cottage Relubbus, TR20 9EL





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1 Rose Cottage is a traditional Grade II listed, three bedroom, two bathroom stone cottage, with spacious gardens and off road parking. This property is conveniently located in Relubbus, an idyllic hamlet with picturesque surroundings, rural but pretty much equidistant to Penzance, St Ives and Helston “The Golden Triangle” with stunning beaches and coves within a short drive on local and quiet roads, a real benefit in the summer! Rose cottage is a rare “Chocolate Box” cottage with exposed granite quoin stones, surrounded by old trees. Stepping inside, you are greeted by a warm and inviting home that seamlessly blends traditional features with modern comforts. The ground floor has exposed wooden beams throughout, a spacious lounge with a wood burner, an office space, wc and shower room, not forgetting the modern kitchen with top end appliances, lots of storage and double doors leading into the patio and steps up to the enchanted gardens. Upstairs, there are three good sized bedrooms providing ample space with flexible options, a stunning bespoke bathroom with a walk in bath and modern fittings.

The garden area is an unassumingly large area with almost the same foot print as the cottage, an enchanting space that could easily accommodate a large cabin/outbuilding with tree top views though the hamlet (subject to any relevant permissions). The cottage also benefits from a premium oil boiler that powers hot water and heating. If you’re seeking a “Chocolate Box Cottage” with off road parking, field and river walks from your front door, stunning local beaches, vibrant farmer’s market to good local schools, pubs, a doctors surgery and food stores all to hand then don’t miss the opportunity to call this wonderful property your own and embrace a truly idyllic lifestyle. There is no onward chain.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £400,000

Location

The property is located in Relubbus, which is an exceptionally well regarded area within St Hillary Parish. A brilliant base from which to access miles and miles of coastal paths and the plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and great for swimming and snorkelling 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. For purchasers with families nearby St Hillary Primary School has an excellent reputation and there is also a choice of secondary schooling at nearby Mounts Bay and Humphrey Davy.

Accommodation

Living Room

Kitchen/Diner

Study

Shower Room

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Garden

A good sized garden to the side and rear with a variety of established plants. There is space to potentially build a studio/cabin or additional accommodation (subject to gaining any necessary permissions).

Parking

On the gravel drive to the front of the property.

Services

Mains water, drainage, electric. Oil heating and water.





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			
		80	55
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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

Council Tax Band - B

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

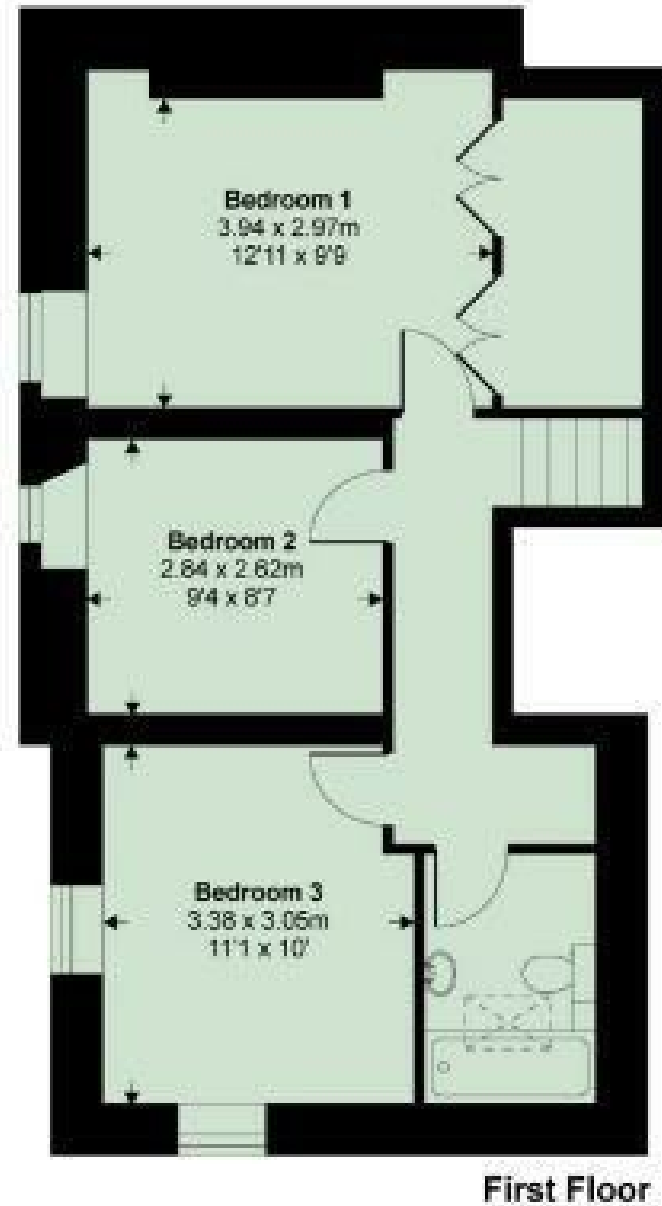
Anti Money Laundering Regulations – Purchasers

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 Finances

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.





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.

