

Rosewall Trewennack, TR13 0PH







Rosewall

Trewennack, TR13 0PH

An outstanding opportunity to purchase this spacious and versatile property, coming to the open market for the first time. Set in a popular hamlet, this home offers wonderful rural views and the best of country living, while being conveniently located near major towns such as Helston, Falmouth, and Truro, as well as the famed sailing waters of the Helford River.

Upon entering, you are greeted by a spacious hallway. The large dual-aspect lounge features a bow window overlooking the gardens, with views of the countryside beyond. For those who enjoy entertaining, there is a generous dual-aspect dining room that also overlooks the gardens. The traditionally styled kitchen provides ample space for informal meals or coffee with friends. The ground floor includes two good-sized double bedrooms, a family bathroom, and there is plenty of built in storage throughout. Completing the ground floor accommodation are a useful utility room and an integral garage.

The first-floor galleried landing leads to two further double bedrooms, both with eaves storage, and a useful shower room.

The property enjoys an exceptionally generous plot and the gardens are a true highlight. The front features a walled courtyard with plentiful off-road parking. To the rear, a sun terrace offers the perfect spot to relax or enjoy an evening drink or alfresco dinner. Beyond the terrace lies an expanse of lawn stocked with mature shrubs and trees. Additionally, there is a further garden area with a greenhouse, ideal for those wishing to grow their own produce and embrace 'the good life'.



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

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Guide Price - £575,000

Location

Trewennack is a small hamlet on the outskirts of Helston, a most central and convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

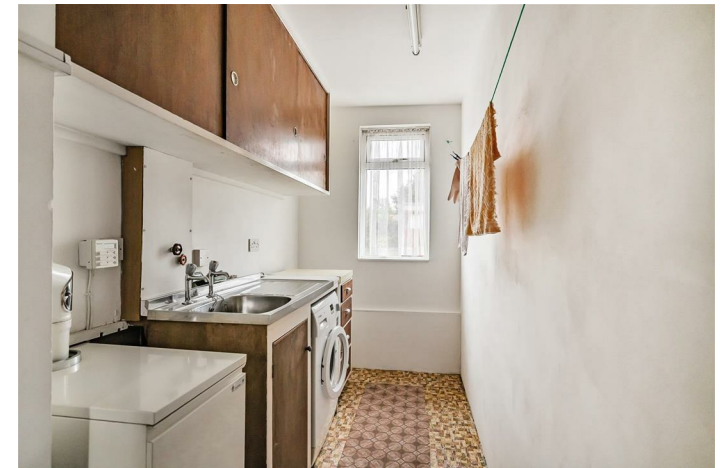
Accommodation

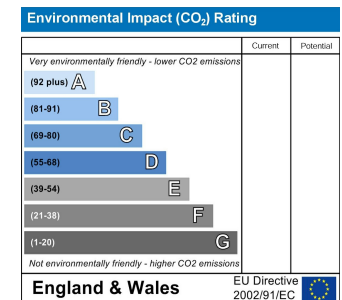
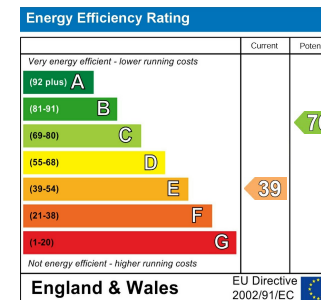
Step inside and find yourself in a large hallway offering access to all principle ground floor rooms. The lounge is spacious and light being dual aspect having two windows to the side and a feature bow window to the front overlooking the garden and the countryside beyond. The dining room is another generous room providing flexibility and perfect for those who love to entertain. Behind the dining room is the kitchen which is traditional in style and offers space

for a table to enjoy a morning coffee or informal meal. There are two big double bedrooms and a family bathroom with the ground floor accommodation being completed by a useful utility room and integral garage. Ascend to the first floor and arrive on a galleried landing offering rural views. The first floor hosts two further double bedrooms both of which enjoy eaves storage and a useful shower room.

Outside

The property enjoys an exceptionally generous plot with huge scope and potential for keen gardeners or those looking to live 'the good life' . To the front there is a walled courtyard providing plentiful off road parking. The main gardens lie to the rear of the property offers an excellent degree of seclusion. There is an attractive sun terrace perfect for alfresco dining or simply relaxing and soaking up the sun. Beyond the terrace there is an expanse of lawn stocked with mature shrubs and trees and beyond this a further large area of garden which would be perfect as a produce garden





Services

Mains electricity and water. Private drainage. Oil fired central heating. Council Tax Band D.

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 will inform you of the process once your offer has been accepted.

Proof of Finances

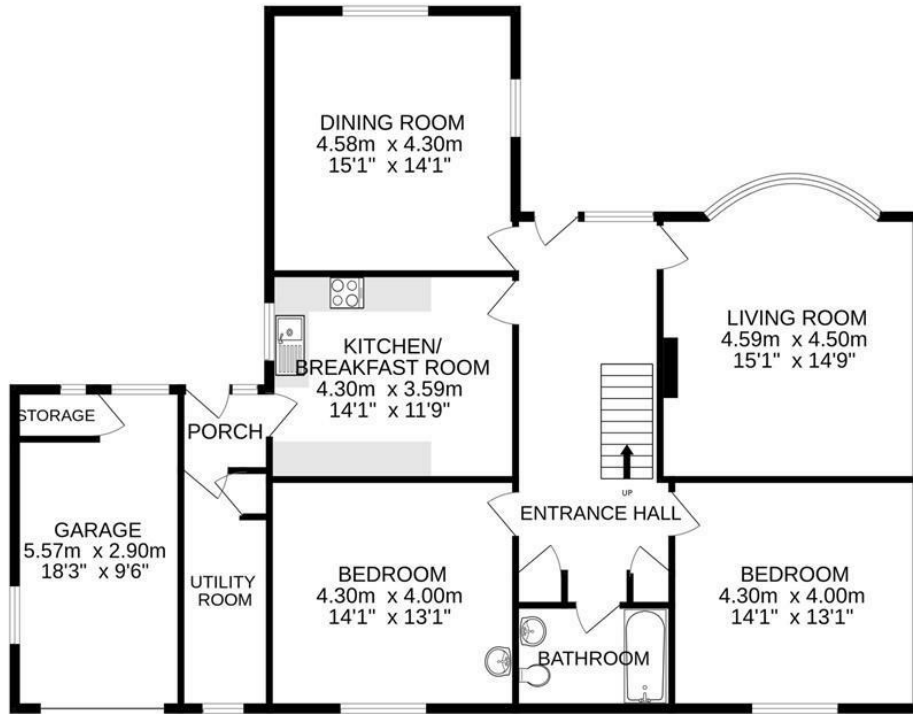
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

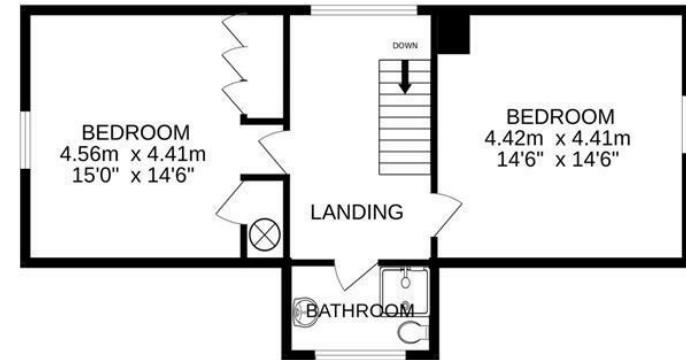
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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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