



 **PHILPS**

Rosedene

**St. AUBYN ARMS**  
Traditional Food

Penzance  
B 3280

Rosedene and The Old Post Office, The Square  
Praze, TR14 0JR



**MATHER**  
PARTNERSHIP



# Rosedene and The Old Post Office, The Square Praze, TR14 0JR



Situated in the heart of this sought after village, this substantial Grade II listed freehold building presents an extremely rare opportunity. Currently divided into two separate three storey homes, the property has been thoughtfully transformed by the current owners, blending original character features with modern touches to create truly versatile living spaces. The accommodation comprises two generous homes, one offering four bedrooms and the other having two bedrooms. Both arranged over three levels with flexible living and storage areas. The interiors are light filled and spacious, showcasing a mix of period charm with exposed beams and characterful proportions combined with contemporary design choices that suit modern living.



Rosedene offers a thoughtfully designed layout with a modern kitchen and breakfast bar, complemented by a convenient cloakroom. From here, a separate dining room provides the perfect setting for formal meals and gatherings, flowing seamlessly into a welcoming living room with a cosy atmosphere. Upstairs, the first floor features a spacious bedroom alongside a stylish bathroom. The second floor presents another large bedroom, shower room and a versatile store room, ideal as a home office, hobby space, or additional storage.

The Post Office boasts a stylish modern kitchen with ample worktop space and generous storage, seamlessly opening into a bright open plan lounge and dining area, complete with a charming log burner. On the first floor, you'll find a spacious, light filled bedroom alongside a contemporary bathroom and a versatile office area, perfect for working from home. The top floor offers three well proportioned bedrooms, providing excellent accommodation for families or visiting guests.

To the rear, a gated driveway/courtyard provides excellent off road parking alongside a 27' garage an ideal for a workshop, storage, or potential further development (subject to permissions).



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**Guide Price £600,000**

**Location**

Praze An Beeble is a popular village which lies between the towns of Helston and Camborne with the latter having a train station. The village offers a surprising range of amenities to include a public house, bakery, fish and chip shop, doctors surgery, village shop and primary school.

**Rosedene Accommodation**

**GROUND FLOOR**

Entrance Porch

Living Room

Dining Room

Kitchen

Rear Porch

W/C

Pantry

**FIRST FLOOR**

Bedroom One

Bathroom

**SECOND FLOOR**

Bedroom Two

Walk in Wardrobe

Shower Room

**The Old Post Office Accommodation**

**GROUND FLOOR**

Entrance Hallway

Lounge/Diner

Kitchen

Stairs to Landing

**FIRST FLOOR**

Study

Bedroom One

Bathroom accessed from the Bedroom and Landing

**SECOND FLOOR**

Bedroom Two

Bedroom Three

Shower Room

**Garage**

Providing a useful amount of storage with electricity inside. This offers a flexible space to be utilised to meet your needs, subject to any planning permissions or consents required.

**Parking**

Off road parking for several vehicles





| 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 |  |                         |           |
|                                             |  | 61                      | 75        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |  |                         |           |
| England & Wales                                                 |  |  | EU Directive 2002/91/EC |           |

### Outside

The Old Post Office enjoys an enclosed, low maintenance garden, perfectly designed for outdoor seating and relaxation. A raised stone edged planter adds a splash of colour and greenery, softening the space and providing an attractive focal point. Ideal for those seeking a private, easy care outdoor retreat.

Rosedene has a paved area offering a great seating area to enjoy the sun.

### Services

Mains water, drainage, electricity. Oil central heating.

### Rights of Way

Our client has informed us that The Old Post Office has a right of way over the parking for Rosedene to the gate.

### Creeping Freehold

There is a creeping freehold between the two properties.

### Council Tax Bands

Rosedene - Band B

The Old Post Office - Band C

### What3Words

///appraised.original.charts

### 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.



GROUND FLOOR



1ST FLOOR



2ND 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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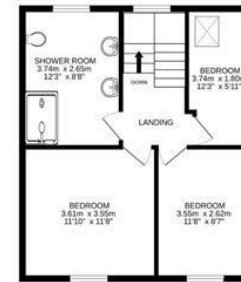
GROUND FLOOR



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PHILPS

