



Rose Hill

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Set in an elevated position above St Just Creek, Rose Hill is a well-maintained two-bedroom bungalow set within a generous plot of around half an acre, including a 0.25 acre paddock that protects its exceptional views. With spacious rooms, mature gardens, a garage, and endless potential to modernise, this much-loved home offers a unique opportunity in one of the Roseland's most scenic settings.



Accommodation Summary

Internal Floor Area: 846 sq ft (78.5 sq m).

Inside

Entrance Hall, Dual-Aspect Living Room, Kitchen with two Pantry Cupboards, Rear Lobby, Two Generous Double Bedrooms.

Outside

Two Driveway Parking Areas, Detached Single Garage, Large Front and Rear Garden, 0.25 acre Paddock.



Internally

Nestled in an enviable elevated position in the peaceful village of St Just in Roseland, Rose Hill is a delightful two-bedroom bungalow set within a generous plot of approximately half an acre. Built in the 1960s and lovingly maintained over the years, this cherished home offers far-reaching views over the tranquil waters of St Just Creek and beyond towards Mylor and Flushing.

A welcoming entrance hall greets you on arrival — light-filled and spacious, with all principal rooms leading off. The sitting room is a wonderfully proportioned dual-aspect space, flooded with natural light and perfectly positioned to take in those spectacular views. A handsome granite fireplace adds character and warmth, making this an inviting room in every season.

The kitchen, with a mix of fitted and freestanding units, is practical and functional, complemented by two generous pantry cupboards and direct access to a rear lobby and courtyard. There's scope here for enhancement and reimagining, offering the next custodian the exciting opportunity to modernise and personalise.

Both bedrooms are generous doubles, each with dual-aspect windows, providing glimpses of the gardens and natural surroundings. The principal bedroom features fitted wardrobes and dressing table, as well as a freestanding vanity unit, while the second bedroom includes a built-in wardrobe.





Outside

Outside, the gardens are a true delight — mature, well-stocked and thoughtfully arranged. The front garden is mainly laid to lawn, framed by established shrubs and trees, while the rear reveals a secluded tiered garden complete with a charming summer house, offering the perfect spot to unwind.

One of the home's most exceptional features is its ownership of the adjoining quarter-acre paddock to the front — a beautiful expanse of sloping land that not only enhances the sense of space and privacy but crucially protects the breathtaking views for future enjoyment.

The property also benefits from a single garage with power and light, an up-and-over door, and private parking both to the front and side of the home.



Summary

In all, Rose Hill is a rare find — a peaceful retreat in one of the most picturesque corners of the Roseland, with the rare advantage of owning the land that ensures its outlook remains forever protected. While perfectly liveable as is, this is a home brimming with potential and ready for its next chapter.



Location Summary

(Distances and times are approximate)

St Just Church and Cafe: 0.5 miles. St Just (Pasco's) Boatyard: 0.9 miles. St Mawes village centre: 2.1 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3 miles. Pendower Beach: 4.3 miles. Truro (via ferry): 8.8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.



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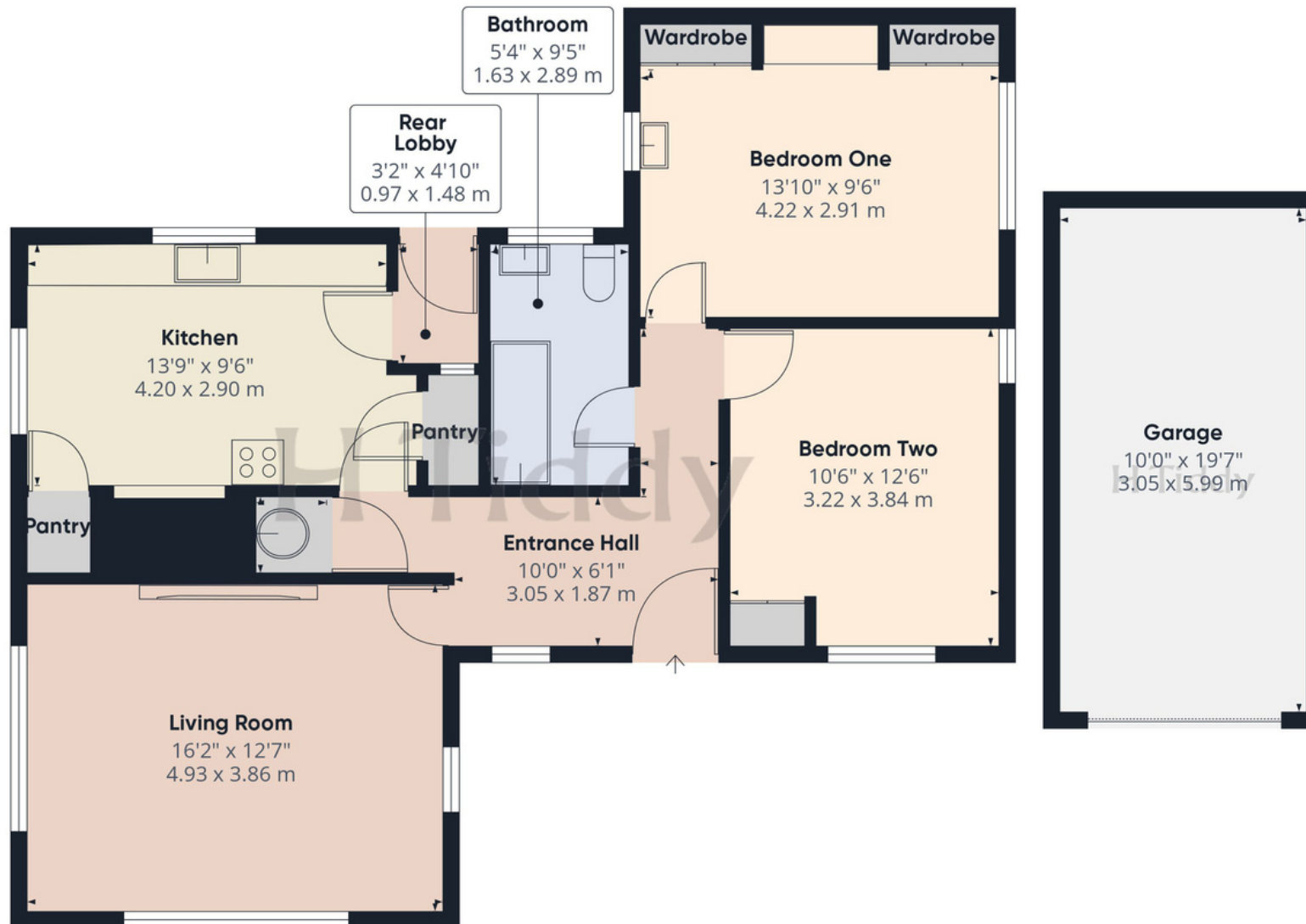


Approximate total area⁽¹⁾
 1043 ft²
 96.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



General Information

Services: Oil Fired Central Heating. Mains Electricity & Water. Private Drainage.

Energy Performance Certificate Rating: E

Council Tax Band: F

Ofcom Mobile Area Coverage Rating: Likely for Vodafone, O2, EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold

Land Registry Title Numbers: CL115181, CL212734.

Covenants: This property is subject to certain covenants. For further information, please contact the agent.

Viewing: Strictly by appointment with H Tiddy.

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