




PILKINGTON ESTATES
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Rosemoor House, Treween, Cornwall, PL15 7RD

Offers Over: £1,250,000

Set within 1.7 acres of landscaped gardens and grounds, Rosemoor House is a landmark country residence that has never before been brought to market. Spanning an impressive 4,370 sq. ft. (approx.), this exceptional property combines the grandeur of a traditional family home with the versatility of a modern estate – complete with an eco-designed annex, gym, extensive garaging, and expansive gardens – all in a tranquil Cornish setting.

Built in 1998, Rosemoor captures the elegance of a classic country house, enriched with granite detailing, sash-style windows, and natural stonework, while integrating modern efficiencies such as solar panels and high-performance insulation. The result is a home of rare distinction, offering a perfect balance of character, sustainability, and contemporary comfort.

The Main House Extending to over 2,600 sq. ft., the main residence is a substantial family home with light-filled, versatile interiors and generous proportions throughout.

The approach is through a welcoming entrance hall leading into a suite of elegant reception rooms. The living room is a true centerpiece: a dual-aspect space anchored by a magnificent granite fireplace with a log burner, ideal for both grand entertaining and intimate family gatherings. French doors extend the living space onto the south-facing terrace, creating a seamless connection between indoors and out. A versatile family sitting room, currently arranged as a cinema and playroom, provides a superb space for relaxation and family time. The well-proportioned dining room is perfectly suited for both everyday meals and formal entertaining, while a dedicated study offers an ideal environment for home working or a private retreat. At the heart of the house, the kitchen/breakfast room combines practicality with charm, featuring a Raeburn range that not only provides cooking excellence but also contributes to the home's hot water system. With its bright garden outlook and ample space for informal dining, this is a true social hub. Completing the ground floor are a utility room and useful storage.

Upstairs, the sense of space continues with a generous landing, flooded with natural light and providing access to all principal rooms. The principal suite is a sanctuary in itself, offering exceptional proportions, a walk-in wardrobe, and a recently renovated en-suite bathroom, complete with a freestanding bath and separate walk-in shower, the perfect retreat at the end of the day. Four further well-appointed double bedrooms provide flexible accommodation, each offering space, comfort, and pleasant garden or countryside views. Two contemporary family bathrooms serve these bedrooms, one shared between two rooms and the other between the remaining pair, making the layout practical and family-friendly without compromising on style or convenience.

Throughout, the interiors are marked by timeless design, a calm palette, and abundant natural light.

The Annex – Eco Build & Luxury Airbnb

A later addition, the eco-designed annex is a striking contemporary counterpart to the main house. With a focus on sustainability, this detached building provides an elegant self-contained living space.

Its centerpiece is an impressive open-plan kitchen and living area, framed by full-height glazing and warmed by a log burner, offering modern comfort with rural charm. The spacious double bedroom with en-suite and walk-in wardrobe ensures privacy and independence, while the building's eco credentials make it both stylish and efficient. Currently operated as a highly rated Airbnb, the annex generates significant income while also serving as a premium guesthouse or multi-generational accommodation. This dual-purpose appeal makes it a rare and valuable asset.

Outbuildings & Lifestyle Amenities Beyond the main residence and annex, Rosemoor offers a range of facilities that bring both practicality and indulgence.

The double garage is finished with efficient underfloor heating, ensuring vehicles and storage are kept in optimum conditions, while also offering excellent space for a workshop if desired.

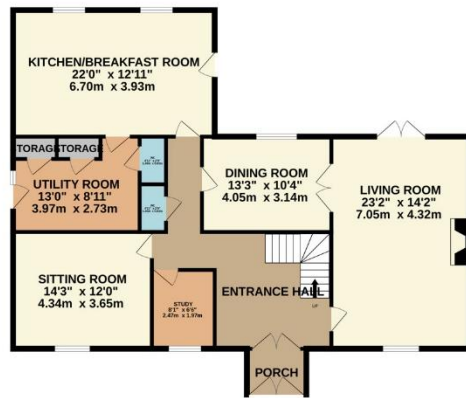
The gym, also benefitting from underfloor heating, provides a dedicated space for fitness and wellbeing. Generous in scale, it can accommodate a wide variety of equipment, making it the perfect setting for everything from daily workouts to private training sessions.

Together, these outbuildings transform Rosemoor into far more than a family home, delivering a lifestyle of comfort, convenience, and luxury living.

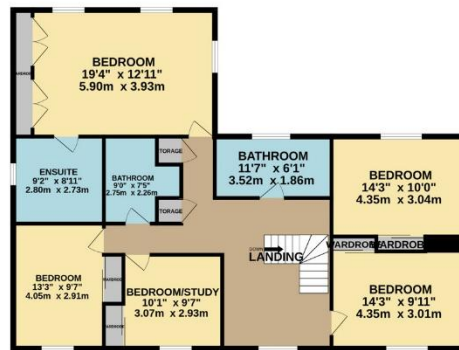
Expansive Gardens & Grounds

Set within 1.7 acres, the grounds are a triumph of landscaping and natural beauty. Formal lawns, mature trees including an orchard, and established planting frame the house, while colourful borders provide year-round interest. A sunlit terrace outside the main reception rooms creates the perfect setting for outdoor entertaining. The gardens extend into more natural areas, offering seclusion, wildlife interest, and a sense of private sanctuary rarely found so close to Launceston.

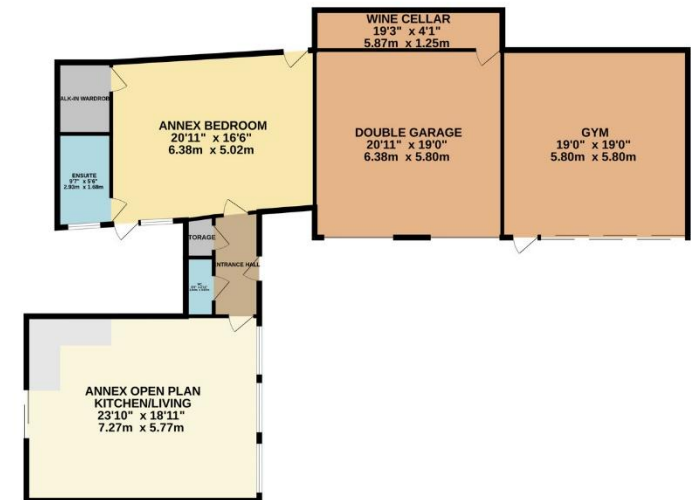
MAIN HOUSE GROUND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



MAIN HOUSE 1ST FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



ANNEX / DOUBLE GARAGE
1780 sq.ft. (165.4 sq.m.) approx.



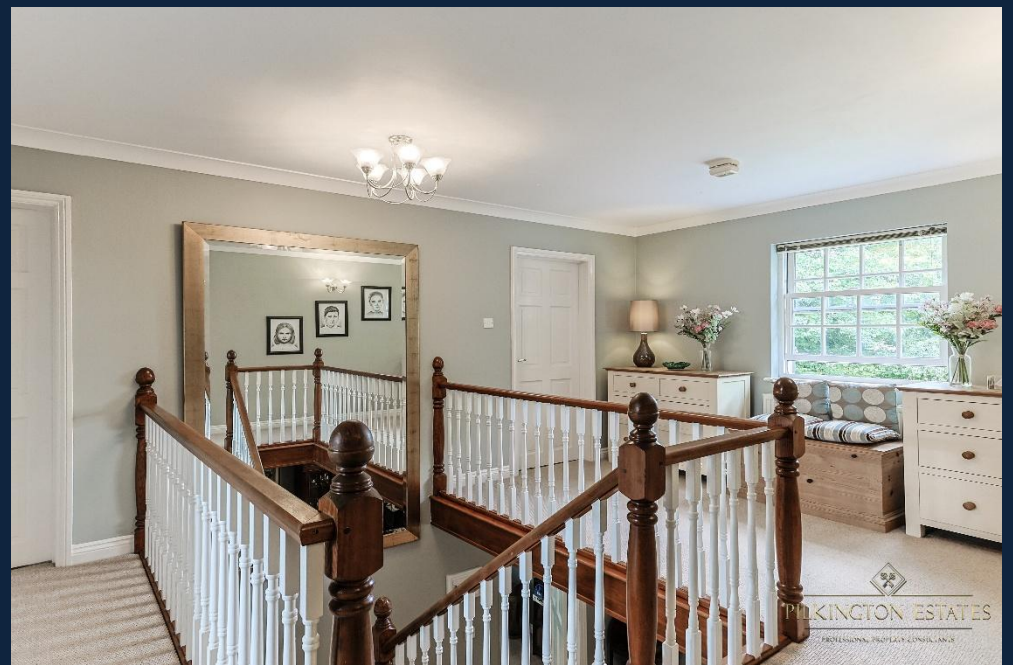
TOTAL FLOOR AREA : 4370 sq.ft. (405.9 sq.m.) approx.

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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Annex Living Space



Annex Living Space / Kitchen



Annex Bedroom



Annex En-suite





ROSEMOOR
HOUSE

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