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CAMEL

COASTAL & COUNTRY

Lavender Cottage

Rose, Truro, TR4 9PQ

Guide Price £425,000

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The Cottage

Lavender Cottage is a thoughtfully restored Cornish cottage that successfully balances period authenticity with modern living requirements. The restoration has been carried out with care and attention to detail, preserving original features while creating bright, comfortable living spaces.

Ground Floor

A charming entrance porch leads into the living room, which showcases the property's period character with thick Cornish stone walls painted white, exposed structural beams, and slate flooring. A woodburner sits within an inglenook-style setting, with its black flue rising to the beamed ceiling above. The space flows naturally into the kitchen/diner, where bespoke solid wood cabinetry with granite worktops sits alongside a classic cream electric AGA range cooker. Exposed beams and stonework maintain the period character, while spotlighting and modern appliances ensure practicality. The slate floor continues throughout, providing a durable surface well-suited to the building's age. To the rear, a practical lobby/boot room provides useful transition space from outdoors, with a modern ground floor shower room adjacent—particularly convenient for beach days or countryside walks.

First Floor

Upstairs, three bedrooms provide flexible accommodation. The principal bedroom is a good-sized double, with the second bedroom also offering comfortable proportions. The third bedroom, while more compact, works well as a single room, nursery, or study. A well-appointed family bathroom with exposed beam and sash window serves the first floor. Throughout the cottage, double-glazed sash windows maintain the traditional aesthetic while providing modern thermal and acoustic performance. The white-painted stonework, exposed beams, and quality finishes create a cohesive interior.

Outside

Enclosed gardens to the front provide a safe, private outdoor space predominantly laid to lawn with paved areas and raised planted beds. The mature boundaries and established planting create an appealing cottage garden setting. To the rear, a courtyard-style area provides practical access to the boot room and additional parking space.

Location

Lavender Cottage occupies a peaceful position in the hamlet of Rose, between Perranporth and Newquay on Cornwall's North Coast. The location combines rural tranquility with excellent access to coastal amenities and beaches. The property is particularly well-positioned for access to Perran Sand Dunes, an extensive dune system and hugely popular dog-walking spot that leads directly to the three-mile stretch of Perranporth Beach—one of Cornwall's finest beaches offering golden sand, excellent surf, and lifeguard patrols during summer. This proximity to both the dunes and beach is a significant advantage for anyone seeking an active coastal lifestyle.

Perranporth village provides comprehensive local amenities including shops, post office, medical center, primary school, pubs, and restaurants. The town enjoys a strong sense of community with active sports clubs and year-round events. Newquay (approximately 6 miles) offers extensive facilities including shopping, leisure, dining, and Cornwall Airport. Truro (approximately 8 miles) provides comprehensive retail, cultural venues, and excellent schools. The A3075 provides good connectivity, with the A30 trunk road readily accessible.

Outbuilding (17'3 x 8'0)

A substantial rendered outbuilding provides versatile additional space finished with windows, power, and lighting. Currently configured as potential office or gym space, it could equally serve as a summer house or guest accommodation.

Parking

Two parking spaces—one to the front and one to the rear—provide convenient off-street parking.

Property Information
Age of Construction: 1850
Construction Type: Stone and Block
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Septic Tank
Council Tax: C
EPC: D55
Tenure: Freehold

Directions
Sat Nav: TR4 9PQ
What3words ///amplified.exhaled.crawling

For further information please contact Camel Coastal & Country

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

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Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Road Map

Hybrid Map

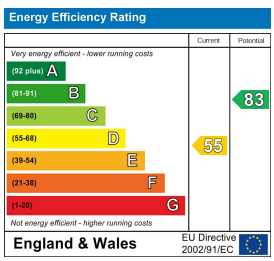
Terrain Map

Floor Plan

Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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