



The Sycamore Trees,
Rose, Truro

LODGE & THOMAS
ESTABLISHED 1892

The Sycamore Trees,

Rose, Truro TR4 9PQ

Guide Price - £499,950 Freehold

This very well proportioned and adaptable house is ideal for families and perhaps multi-generational living, and is located in a highly sought after hamlet, moments from Perran Sands and the coastline.

- Four bedrooms incorporating annexe
- Oil-fired central heating and uPVC double glazing
- 4kw solar panel array and 10kw capacity battery
- Generous garden
- Detached double garage and ample parking

The Property

This property provides flexible accommodation that will appeal to a wide audience and is currently arranged to provide three-bedroom accommodation with an internal flat, ideal for a relative. The lounge is at first floor, taking full advantage of the lovely open views, yet the layout is adaptable to suit individual needs. The property is double glazed and has the benefit of oil-fired central heating.

This individual, non-estate home enjoys a good sized and mainly level plot within which is a detached double garage, sheltered lawn gardens and off-road parking for a number of vehicles.

The property has the benefit of a 4kw solar panel array linked to a 10kw capacity battery. As of 2026, it has approximately 10 years remaining on the maximum feed in tariff and the currently generates an annual income of approximately £2,400.





Approximate Area = 1721 sq ft / 159.8 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2129 sq ft / 197.6 sq m

For identification only - Not to scale

EPC D64 Council Tax Band D

Services

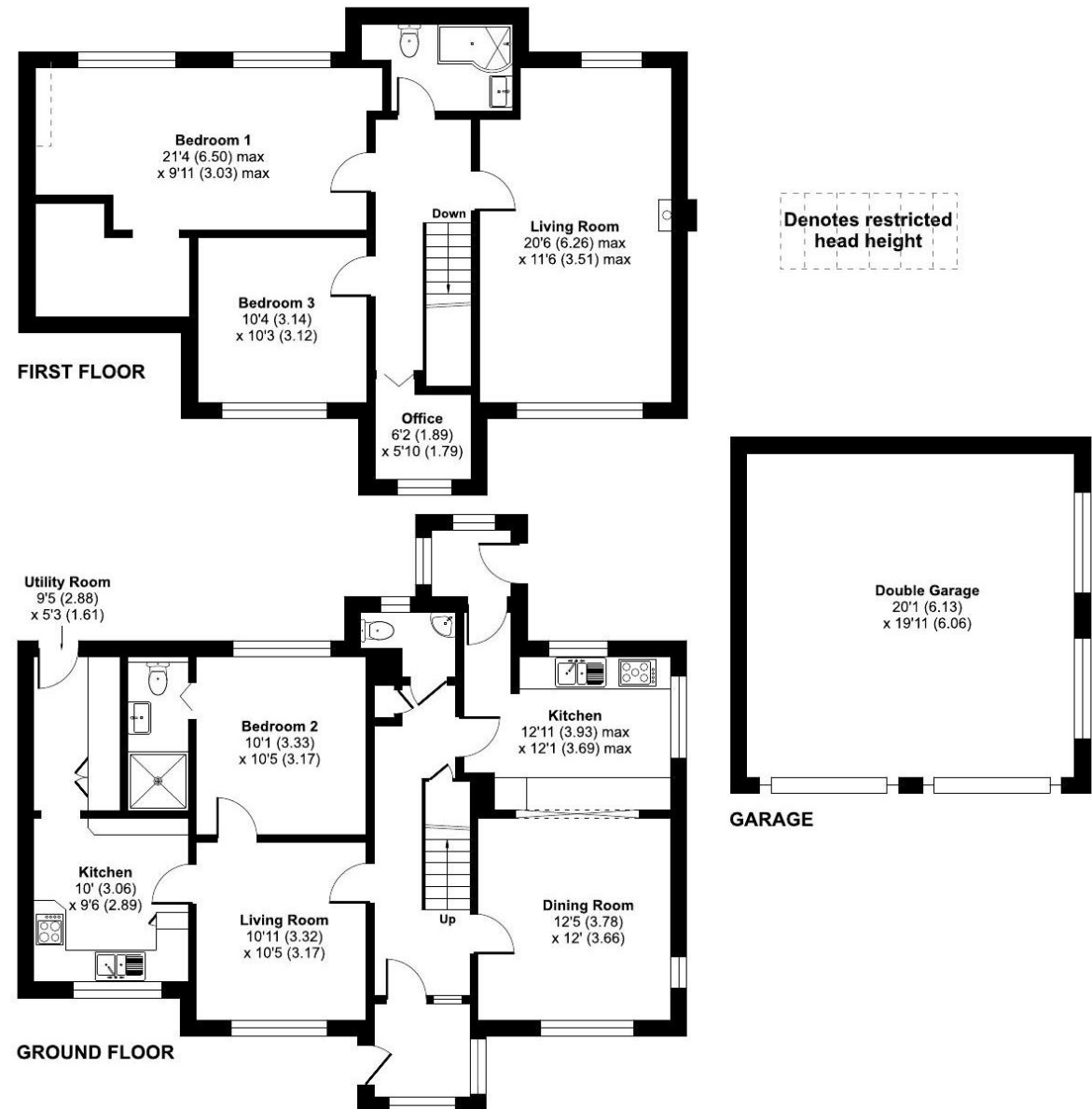
None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Rose is a delightful hamlet, mid-point between the seaside town of Perranporth and the busy village of Goonhavern, both of which are within a 2 mile radius. For those commuting on a regular basis, Truro is approximately 9 miles away, Newquay approximately 4 miles and Redruth approximately 11 miles. The A30 is approximately 5 miles away.

Viewing

Strictly by appointment with the sole selling agent
Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions

From Truro, head west on the A390 to the Chiverton Cross junction on the A30 and follow the A3075 signposted Goonhavern and Newquay. At the roundabout in Goonhavern, turn left onto the B3285 signposted Perranporth and then the next right after about ½ a mile signposted Rose. Proceed into the hamlet of Rose, where the property for sale will be found on the left hand side, just before the Old Chapel.

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Not to scale. For indicative purposes only.

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