1 ROSE COTTAGE, FORE STREET

Lelant, St. Ives, TR26 3EQ

Price: £370,000

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A Beautifully Characterful Two Bedroom Cottage in the Heart of This Popular Village A truly delightful two bedroom character cottage situated within the highly sought-after village of Lelant, just a short stroll from the beautiful Saltings, Hayle Estuary, West Cornwall Golf Club and the railway station. Full of charm, with exposed beams, wonderful fireplaces, window seats and plenty of interesting nooks and features, this lovely cottage also benefits from an enclosed front garden and a large designated parking space. Currently operating as an extremely successful holiday let, Rose Cottage would make a wonderful permanent home, Cornish retreat or continued holiday letting investment.













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DESCRIPTION

Rose Cottage is a beautiful Cornish cottage, offering an abundance of character and charm throughout. From its beamed ceilings and exposed rafters to the wonderful granite fireplace, deep-set windows and cosy window seats, there is something rather special about this lovely home. The accommodation is arranged over two floors and offers a characterful lounge, a particularly attractive kitchen/dining room, two good-sized double bedrooms and an updated shower room. Outside, the property enjoys a surprisingly generous enclosed front garden, together with the added benefit of a large designated parking space, a particularly useful feature in this popular village. The cottage is currently run as an extremely successful holiday let, although we feel it would be equally appealing as a permanent residence or a lovely second home.

LOCATION

Lelant is one of West Cornwall's most desirable villages, and it's easy to see why. With its pretty cottages, historic church, village pubs and beautiful surroundings, it offers a wonderful combination of traditional Cornish village life and easy access to some of the area's finest coastal scenery. The stunning Hayle Estuary and Lelant Saltings are just a short stroll away, offering beautiful walks and an abundance of wildlife, while the nearby West Cornwall Golf Club enjoys one of the most spectacular settings of any golf course in the county. The village also benefits from its own railway station, providing access along the beautiful branch line towards St Ives, while the golden sands of Porthkidney Beach are within easy reach. The ever-popular town of St Ives, with its wonderful beaches, harbour, galleries and restaurants, is only a short journey away, and there is also convenient access to the A30, making Lelant an excellent base for exploring the rest of Cornwall.

ENTRANCE PORCH

A useful entrance porch with windows to two sides, providing a lovely introduction to the cottage. Door opening into the main entrance hall.

ENTRANCE HALLWAY

With tiled flooring, radiator and staircase rising to the first floor. Doors leading to the ground floor accommodation.

LOUNGE

A wonderfully characterful and cosy reception room, featuring an attractive beamed ceiling and a lovely stone fireplace creating a real focal point. Window to the front with a charming window seat, together with useful understairs storage. A delightful room with plenty of traditional cottage charm.

KITCHEN / DINER

Another particularly attractive and characterful room, offering a lovely space for cooking and dining. The kitchen is fitted with a range of bespoke base-level units with oak worktop surfaces over, together with a traditional Belfast sink and plumbing for a washing machine. There is also space for an undercounter fridge. A wonderful large granite fireplace provides space for a range-style cooker and forms a superb feature of the room. Further features include tiled flooring, an exposed beamed ceiling, useful storage cupboard and a window to the front with a delightful window seat. A lovely room that perfectly complements the character of the cottage.

FIRST FLOOR LANDING

With a window to the rear and steps leading to either side, providing access to the bedrooms and shower room.

BEDROOM

A lovely, spacious double bedroom with exposed rafters adding to the character of the room. Window to the front, attractive old timber-moulded fireplace with brick inset, radiator and power points.

SHOWER ROOM

An updated shower room comprising a walk-in shower enclosure with mains-connected shower, wall-hung wash hand basin and close-coupled WC. Part-tiled walls, heated towel rail and window to the rear.

BEDROOM

Another good-sized double bedroom, again featuring exposed rafters and a window to the front. Radiator, power points and useful storage cupboard positioned over the staircase.

OUTSIDE

To the front of the cottage is a lovely enclosed garden, which is actually a very good size for a property of this nature and provides a delightful outside space in which to sit. The garden features a large patio seating area, perfect for outside dining and entertaining, together with a beautiful mature tree that adds to the charm and character of the setting. A central pathway leads through the garden, with attractive granite steps providing access to the street. The garden is a particularly appealing feature of Rose Cottage, offering a wonderful space to enjoy the warmer months. Parking The property also benefits from one large designated parking space, a particularly valuable addition to a traditional cottage in this popular village.

AGENTS NOTES

Rose Cottage really is a lovely property, full of the charm and character that makes these traditional Cornish cottages so appealing. There are so many delightful features throughout, from the fireplaces and exposed beams to the window seats and interesting little nooks. Its position within Lelant is another huge attraction, with the Saltings, estuary, golf club and railway station







all close by, while St Ives and the surrounding coastline are easily accessible. The fact that the cottage is already operating as an extremely successful holiday let will undoubtedly appeal to those looking for an established investment, although we feel it would make an equally wonderful permanent home.

MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: Not banded EPC rating: D ## The building Semi-detached house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: None Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 good, Vodafone good, Three good, EE great Parking: Driveway Not in a controlled parking zone No disabled parking available ## Risks and restrictions Grade 2 listed Not in a conservation area No tree preservation order Non-coal mining area: yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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