



Roselan, Hendra Croft, Newquay, TR8 5QL

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A SUBSTANTIAL FIVE BEDROOM DETACHED HOME SET WITHIN APPROXIMATELY ONE ACRES OF SEMI RURAL GROUNDS, WITH EXCELLENT OUTBUILDINGS, WORKSHOP AND GARAGE.

**Guide Price £675,000 Freehold**

## Key Features

- Substantial five bedroom detached home
- Approximately set within one acres
- Approximately 2,211 sq ft of accommodation
- Approximately 675 sq ft of outbuildings
- Ideally positioned between Newquay and Perranporth
- Excellent access to the A30
- Rare opportunity to acquire a substantial acreage close to the North Cornwall coast
- Early viewing is highly recommended



# The Property

## The Property

Approached via its own grounds, Roselan immediately gives a sense of space and privacy. The semi rural setting provides a peaceful backdrop whilst remaining surprisingly convenient for both Newquay and Perranporth. The accommodation is well proportioned throughout and provides excellent scope for a new owner to modernise and personalise the property to their own requirements. The ground floor begins with a spacious reception room measuring over 22 feet in length, providing an impressive entrance to the house and plenty of space for family living or entertaining. The separate living room is a comfortable and welcoming space, while the adjoining dining room provides a natural setting for family meals and entertaining. The kitchen sits conveniently alongside the dining room and is supported by a separate utility room. The first floor provides five bedrooms, offering the flexibility expected of a substantial family home. The bedrooms are generally well proportioned and could also provide space for home working, hobbies or visiting family. A family bathroom and useful storage complete the accommodation.





## Externally

### Externally OUTBUILDINGS

The property benefits from a useful collection of outbuildings which provide excellent storage and working space. Of particular note is the substantial workshop, measuring approximately 18'4" x 8'8", which will appeal to those requiring space for hobbies, equipment, vehicles or a home workshop. There is also a greenhouse together with additional storage buildings positioned around the grounds. The outbuildings and extensive site offer considerable potential for those looking to establish a more self sufficient or lifestyle led home, subject of course to any necessary planning consents.

### THE GROUNDS

The approximately the one acre plot is arguably one of the property's greatest attractions. The grounds provide a rare opportunity to enjoy a genuine sense of space and privacy, with plenty of room for gardens, recreation, entertaining and a variety of outdoor pursuits. The size of the site also gives the property an exciting degree of flexibility for the future. Whether creating extensive gardens, keeping animals or simply enjoying the freedom that comes with having your own piece of Cornwall, there is plenty of scope to make the grounds work for individual requirements, subject to any necessary consents.

### Location

Roselan occupies a prime position within the hamlet of Hendra



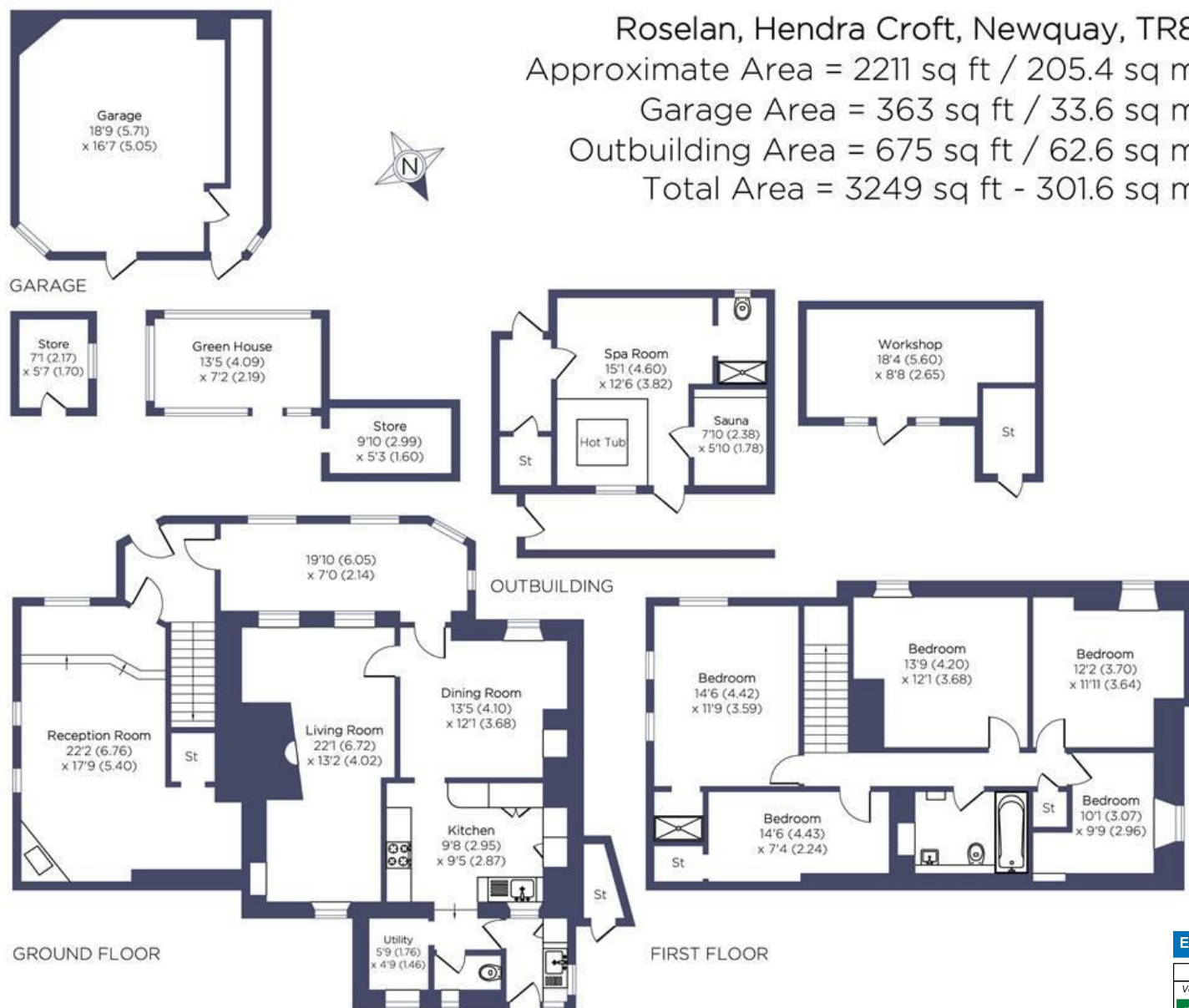


## The Location

Croft, sitting almost perfectly between the coastal towns of Newquay and Perranporth. Perranporth is renowned for its magnificent sandy beach and strong coastal community, while Newquay offers a superb range of shops, restaurants, schools, leisure facilities and some of Cornwall's best known beaches. The surrounding countryside provides plenty of opportunities for walking and enjoying the outdoors, while the nearby A3075 provides straightforward access towards both Newquay and the wider road network. For those travelling further afield, the A30 is also readily accessible, making Roselan an appealing option for anyone looking to enjoy a rural Cornish lifestyle without feeling isolated. The combination of its generous acreage, peaceful setting and convenient position between two popular coastal towns makes this a particularly interesting property and one that offers considerable scope for the next owner.



Roselan, Hendra Croft, Newquay, TR8  
 Approximate Area = 2211 sq ft / 205.4 sq m  
 Garage Area = 363 sq ft / 33.6 sq m  
 Outbuilding Area = 675 sq ft / 62.6 sq m  
 Total Area = 3249 sq ft - 301.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 73        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 44      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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