

Meadow Retreat

ROSENANNON



Jackie Stanley
ESTATE AGENTS



- *Nestled in an Idyllic Rural Hamlet*
- *Contemporary Detached House Completed in 2025*
- *Four Double Bedrooms, Three of Which Have Bespoke Fitted Slide & Glide Wardrobes*
- *Two Stylish Bathrooms & Additional WC*
- *Stunning Open Plan Living Accommodation with Balcony & Countryside Views*
- *Bespoke Oak Staircase with Glass Balustrades*
- *Landscaped Low Maintenance Rear Garden with Raised Beds*
- *Parking for Two Cars*
- *Extremely Quiet & Peaceful Rural Hamlet within easy reach of Bustling Wadebridge & the Rugged North Cornish Coast*

Nestled in the peaceful rural hamlet of Rosenannon, Meadow Retreat is a beautifully designed detached home completed in 2025 that immediately impresses with its contemporary style and thoughtful layout.

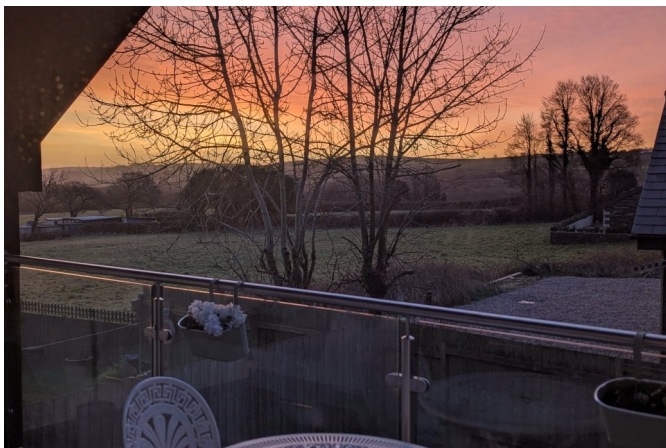
Light, space and comfort are at the forefront of its design with high ceilings, large windows, generous storage and air-source underfloor heating creating an inviting and efficient modern living environment. Upon entering, the hallway sets a sophisticated

tone for the rest of the home. A striking bespoke oak staircase with sleek glass balustrades draws the eye upward, offering a first glimpse of the quality craftsmanship found throughout.

The ground floor features three well-proportioned double bedrooms, three complete with spacious built-in wardrobes and French doors that open out to the outdoors, allowing natural light to pour in. This level also includes a stylish shower room fitted with a modern white suite and floor-to-ceiling tiling. Additional practicality comes in the form of three storage cupboards, one of which serves as a utility space with plumbing for a washing machine.

Ascending to the first floor, you are welcomed into a spectacular open-plan kitchen, dining and living area. Bathed in natural light, this stunning space is the true heart of the home. Bi-fold doors open fully onto the balcony, offering views over the rear garden and countryside beyond - perfect for relaxing, entertaining or simply enjoying the peaceful surroundings. The contemporary kitchen is beautifully appointed with a range of wall and base cabinets, a central island with seating, an inset sink, double oven, hob with extractor and integrated dishwasher and fridge/freezer. A cloakroom sits conveniently just off the kitchen, while the first floor also hosts the master bedroom. This serene retreat includes

Meadow Retreat, Rosenannon, PL30 5PJ £495,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF

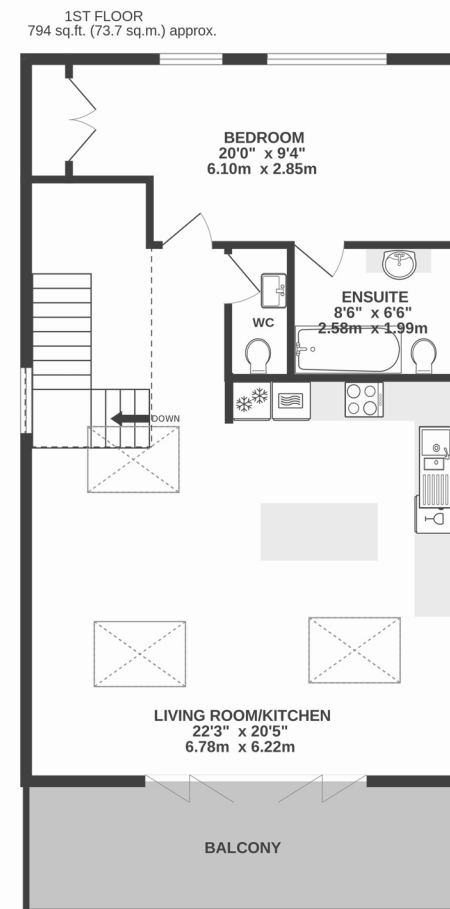
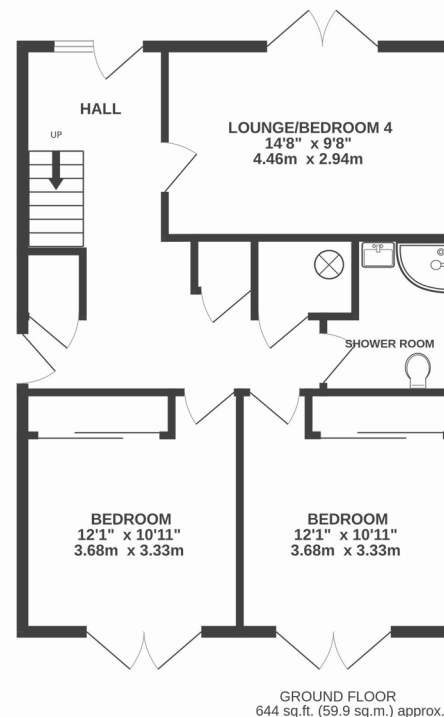


a built-in wardrobe and front-facing windows as well as a private en-suite bathroom fitted with a modern white suite, bath with shower over, heated towel rail and full-height tiling.

Externally, the property continues to impress. To the front, a covered gravelled area offers the potential for a charming front garden with private parking for two vehicles and additional casual parking available within the hamlet. Electric provisions are already in place for easy installation of an electric car charger. The rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring raised sleeper beds, timber fencing, and a delightful mix of colourful shrubs and flowers. A side pathway provides convenient access to the front of the property. Services to the property include mains water, electricity and private drainage system. EPC rating B. Council tax band TBC. Ofcom indicate ultrafast broadband availability. Ofcom indicate 4G mobile connectivity.

Situated in the quiet rural hamlet of Rosenannon, Meadow Retreat is centrally located in the county within easy reach of the towns of Padstow, Wadebridge and St. Austell with local amenities found at nearby St Columb Major and Roche. The nearest school at St Wenn is less than two miles from the property. The countryside that surrounds the hamlet Rosenannon is truly unspoilt, with views from the property that extend for several miles over the surrounding landscape. The popular North and South coast beach resorts are just a 20 minute drive away. A number of local attractions, including the Camel Trail, Eden Project and Goss Moor National Nature Reserve, are also easily accessible. Excellent road links of the A30 and A39 are less than 10 minutes away and Newquay Airport, with international and domestic flights, is just 6 miles distant.

To find Meadow Retreat, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, go straight across onto the B3274, signposted St Wenn and St Austell. Follow the road for approximately two miles before reaching a 90 degree bend in the road. Follow the signs for St Wenn and Withiel. After approximately one mile, turn left at the sign for Rosenannon. Follow the lane down the hill and along the lane for approximately one mile into Rosenannon. Meadow Retreat can be found on the right hand side. The postcode for satellite navigation is PL30 5PJ. What3words: resources.noted.toffee



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.