



65 Cosawes Park Homes, Perranarworthal

Guide Price £139,950



Heather & Lay
The local property experts

- 34' x 20' Tingdene Design Park Home For Over 55's
- Spacious 2-bedroom accommodation
- Quiet streamside setting with a woodland outlook
- UPVC double glazing & radiator central heating
- Well presented & equipped
- Manageable landscaped garden
- Private driveway parking for 2 vehicles
- Desirable location between Falmouth & Truro
- No onward chain

Council Tax band: A

Tenure: Leasehold

EPC: NO EPC REQUIRED

SERVICES: Mains electric, water and drainage. Oil central heating and Calor gas for the cooker.

THE PARK HOME - Tingdene a well known and popular make of park homes with this double unit positioned in a delightfully established streamside garden. Comfortable, thoughtfully planned 'bungalow like' two-bedroom accommodation with a generous bay lounge window with a dining area, and well-equipped kitchen. UPVC double glazed and with an oil-fired boiler fueling radiator central heating and hot water supply.

The Villa 36 model by Tingdene, measures 36' x 20', dating from 1997. The home has been well cared for throughout, both internally and externally.

Outside, the delightful streamside garden has been thoughtfully landscaped and is further enhanced by the planting of a variety of choice shrubs and small trees, creating an attractive and peaceful outdoor setting. Beside the front garden is 65's designated private driveway parking spaces for up to 2 vehicles. To be sold with no onward chain and available with immediate vacant possession.





COSAWES - THE LOCATION & A LITTLE HISTORY

Cosawes is a peaceful and beautifully landscaped residential retirement park set within a unique and historic Cornish valley. The homes are thoughtfully positioned among attractive, mature planting, creating a tranquil environment rich in wildlife.

Residents occasionally enjoy sightings of muntjac and red deer in the surrounding hedgerows and woodland, while otters can often be seen along the picturesque leat that winds through the park.

This historic watercourse once powered the gunpowder works at Cosawes before flowing underground to the River Kennall at Sticker Bridge, on to Restronguet Creek and out to sea. Today, it adds to the park's natural charm and sense of calm. The Manor of Cosawes has a remarkable history, carefully recorded in *Tinners, Sinners & Winners* by former site manager Colin Poole and resident Dorothy Archer, a former Ladybird Books author. The story stretches back to the Domesday Book of 1086, when the manor was owned by the King's half-brother, one of the wealthiest men in England.

Over the centuries, Cosawes has been associated with many influential families and played a significant role in Cornwall's tin mining heritage, including the establishment of the county's first gunpowder mill. Today, Cosawes is an award-winning residential and holiday park, owned and lovingly maintained by the Fraser family. It offers a welcoming community and a relaxed lifestyle, bringing together residents from all walks of life in a truly special setting.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS AREA PPROXIMATE) Four gentle steps with hand rail up to panel and a UPVC double glazed door leading into.....

HALLWAY - UPVC double glazed window to side. Radiator. Coat hooks. White panel doors to kitchen, to lounge/dining room and.....

LOUNGE/DINING ROOM - Triple aspect with double glazed windows to two sides and French patio doors to the rear leading out to the garden patio area. Spacious with plenty of room for large furniture including a 6-8 seater dining table and large cabinets. Boxed bay window to the front aspect benefitting from a woodland outlook surrounding the valley. Electric fireplace with hearth and wooden mantle surround. Two radiators. White panel doors to inner hallway and.....

KITCHEN - Good-sized, nicely fitted room with UPVC double glazed window to rear garden and wooded view. Wood effect range of base and eye level cupboards and drawers, tiled splashback with plenty of worktop surfaces and inset stainless steel sink and drainer. Space and plumbing for white goods and a gas cooker with extraction hood. Double glazed patio door leads out to the rear garden. Door to cupboard with space and plumbing for a washing machine with shelving and storage.

INNER HALL - Central heating thermostatic control. White panelled doors to two bedrooms and shower room.

BEDROOM ONE - A generous size with a king size bed currently housed, built in wardrobes to one side with additional cupboards fitted above and side. UPVC double glazed window to rear garden with a wooded outlook. Radiator.

BEDROOM TWO - Double glazed window to the front aspect with the woodland views over the valley. Built in wardrobe and cupboards above with space for a double bed and additional furniture in the room. Radiator.

SHOWER ROOM - White suite comprising walk in shower with glass screen, shower curtain, hand rail attached to side, mains shower attachment and panelling surround. Wash basin, WC and fitted units including mirror cupboard and separate cupboard. Obscure double glazed window to the front aspect. Fully tiled surround and wall heater. Floor tiling and heated towel radiator.





AGENTS NOTE - This is a residential park home, available to buyers aged 55 and over. Dependent children are not permitted, and dogs are not allowed. Electricity is supplied and billed by the site owner, the gas supply is off site and the owner of the home is responsible for this.

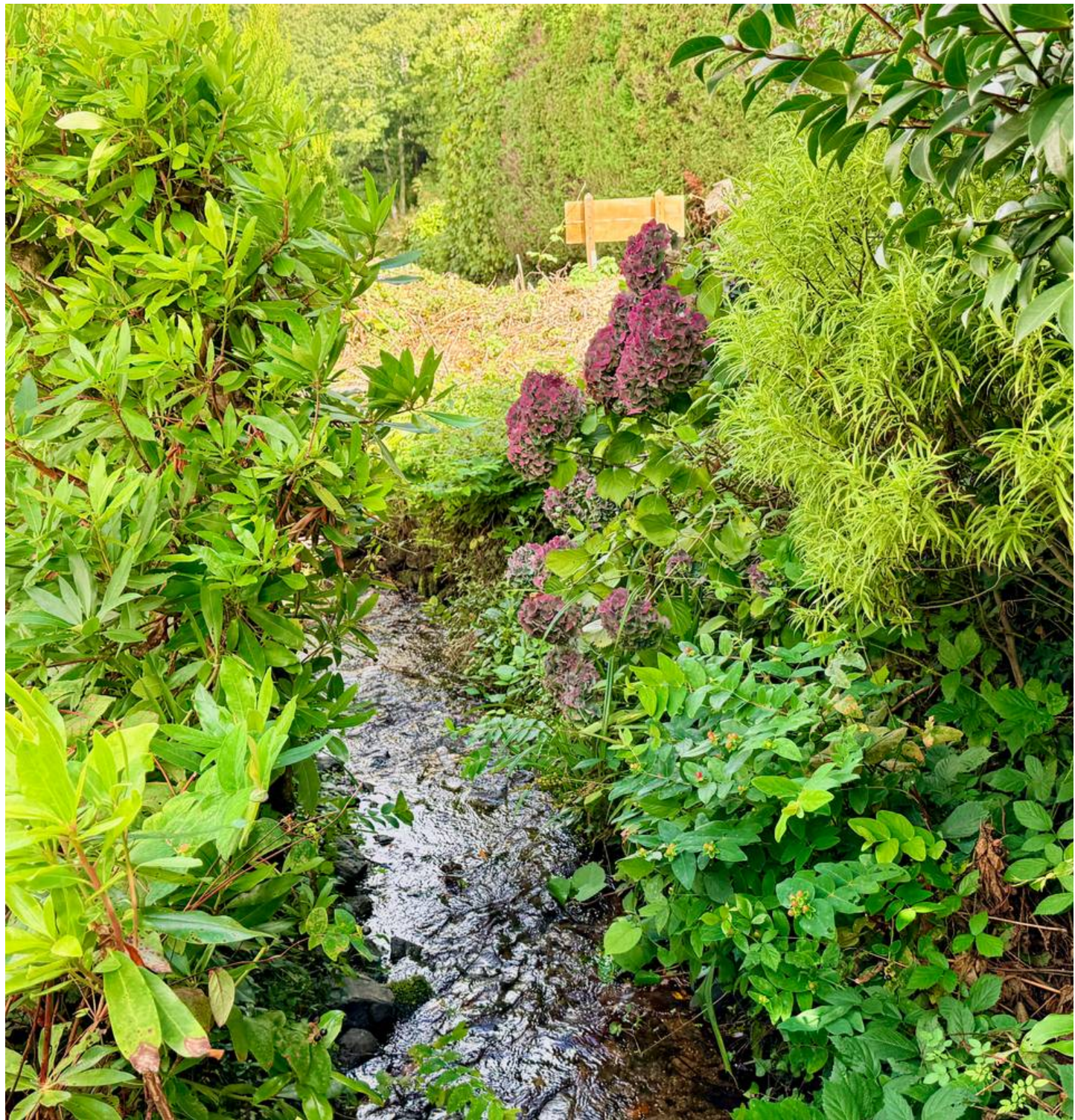
PITCH FEE/SERVICE CHARGES - Ground rent and pitch fee in total is £3101.00 which is paid either £775.25 per quarter or £258.41 per month

GARDEN - Outside, 65 lies in a favoured streamside position and good-sized established plot and wrap around gardens with one side adjacent to a peaceful flowing stream. From the private driveway a paved pathway with four steps up lead to the entrance. The garden has been thoughtfully landscaped and planted with some fine specimen small trees and shrubs, providing a good level of privacy and enclosed by timber fencing, mature hedging and shrubbery. Paved and cobblestone pathways all around and areas of terracing and beds of flintstone and pebble. All this within a delightful wooded valley and streamside position. To one side of the home is the external oil boiler fuelling the radiators and hot water. External tap and lighting.

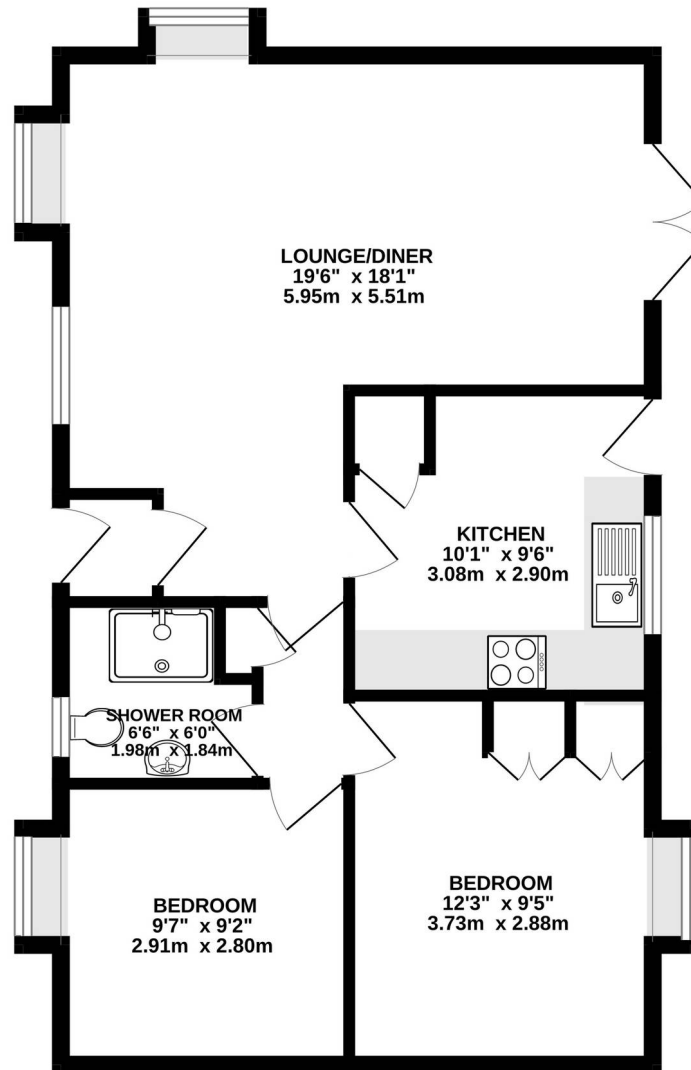
TIMBER SHED - Situated in the rear corner of the garden measuring approx 8ft x 6ft

ALLOCATED PARKING - 2 Parking Spaces

There is a hard standing parking area located to the front of the home with parking available for up to two vehicles.



GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



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TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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