



## Rose, Truro, Cornwall TR4 9PQ – Established Holiday Letting Income

- SEMI DETACHED HOME OOOZING QUALITY
- 4 BEDROOMS
- MASTER EN SUITE
- OPEN PLAN LIVING SPACE

Located in the centre of Rose, this ELEGANT AND CHARMING 4 bedroom semi detached COTTAGE offers plenty in the way of luxurious touches including the STUNNING KITCHEN, feature ENSUITE to the master bedroom and the hot tub area in the SPACIOUS GARDEN. An open-plan living area creates a great FAMILY SPACE. Nearby Perranporth is great for surfers and walkers alike with the coastal path and beaches just a short distance away. EPC RATING E54

**£499,950 Freehold**





## Property Description

### LOCATION

Rose is a hamlet in mid-Cornwall, and is to the north-west of Goonhavern and east of Perranporth. Between Rose and Lower Rose is St Piran's Round also known as Perran Round, a circular earthwork which could have originally been an Iron Age circular enclosure. It is considered to be the finest remaining example of a playing place or Plen-an-gwary a medieval amphitheatre used for performing the Ordinalia, or Cornish miracle plays. Rosemerryn is set in a beautiful location offering easy access into Perranporth, Truro and Newquay as well as offering excellent access onto the A30 which leads to all the major market towns and picturesque harbourside towns and villages of Cornwall. With the stunning Penhale Sands and its rolling dunes right on your doorstep, drifting from Crantock right through to Perranporth. With a goldmine of beaches, rock pools and caves just a pebble's throw away, it's great for families and beach lovers. Explore the gorgeous South West Coast Path, whilst The Smuggler's Inn in nearby Cubert is great for food





## THE PROPERTY

Having been lovingly refurbished throughout both internally and externally this home of quality is currently run as an extremely successful holiday home and lets for approximately 95% of the year that it is available for.

As you enter the property the feeling of quality and calm engulfs you. The living room offers an Inglenook fireplace with a wood burning stove. The living space is very much open plan and opens into the extremely high standard quality kitchen that offers a breakfast bar area formal cooking area and a prep area. From the open plan living space is the dining room/family room which opens out into the enclosed garden. The ground floor also offers the family shower room.

There are four bedrooms set over the first floor with the master bedroom enjoying a stunning en suite.

The enclosed gardens to the rear are a real feature having been lovingly tended and designed. Offering an alfresco dining area for those lazy summer afternoons. The garden offers graveled pathways to the hot tub area, seating area and outside shower along with offering a degree of privacy. Viewing advised.



## ENTRANCE

Double glazed front door into:

## RECEPTION HALL

Tiled flooring. Double glazed window to front aspect overlooking the enclosed garden. Integrated ceiling spot lights. Door opening to family/dining room and door into.

## OPEN PLAN 'L' SHAPED LOUNGE KITCHEN DINING ROOM

25' 10" x 26' 08" (7.87m x 8.13m) This light and airy 'L' shaped room offers:

Living Room: Engineered oak flooring. Double glazed multi pane window to the front aspect overlooking the enclosed front garden. Feature Inglenook fireplace with a large slate hearth with multi fuel stove inset. Glazed shelved cupboard to side. Carpeted stairs rising to the first floor landing. Open beam ceiling with spotlights off wire tracks:

Kitchen Area: Travertine tiled flooring throughout the kitchen. This extremely high quality kitchen incorporates a range of base level units and drawers with Silestone work surfaces above with recess for wine bottle fridge and an integrated Fridge and Freezer. Feature fireplace with arched Inglenook and slate hearth with multi fuel stove inset. From this area of the kitchen there is an arch that opens through into the cooking area of the Kitchen with a central island incorporating a 4 ring Samsung hob with extractor over. The island offers a number of units below and a feature glazed splashback

with eye level units above. Fitted eye level double oven/microwave with separate grill above. Silestone worksurfaces to the side with units and drawers below and integrated sink with Swan neck mixer tap above and carved drainer to side. Double glazed window to rear aspect. Eye level units with underlighting. The Silestone worktop extends into the utility area where there is plumbing and recesses below for an automatic washing machine and separate dishwasher. This area offers a number of units and drawers including eye level units and pantry style units. From the initial kitchen area there are double opening doors opening into:

## DINING ROOM/FAMILY ROOM

17' 06" x 14' 08" (5.33m x 4.47m) Painted floorboards. Double glazed window overlooking the enclosed front garden. Radiator. Feature fireplace with electric fire inset and with granite surrounds and hearth. Integrated ceiling spot lights and double opening doors leading out into the Tiki Bar area which leads into the garden.

## SHOWER ROOM

Tiled flooring. Corner shower cubicle with shower above of mains. Dual flush low level W/c. Vanity basin with unit below and mirror above and cupboards to side. Airing cupboard with slated shelving. Integrated ceiling spot lights and extractor fan.

## FIRST FLOOR

Returning from the living room there are carpeted stairs rising to the first floor landing with handrail and spindles to side.

## LANDING

Carpet. Loft access. smoke alarm. Hand balustrade with spindles below. Doors opening into:

## MASTER BEDROOM

14' 03" x 10' 09" (4.34m x 3.28m) Light and airy bedroom. Carpet. Two double glazed windows to the rear aspect. Open beam ceiling. the bedroom then opens into

## ENSUITE

With a small step up the flooring offers a pebble tiled flooring. Free standing Oval bath with a raised Swan neck mixer tap above with shower hand attachment. Wall mounted unit incorporating his and her sinks with tiled splashbacks and mirror above. Dual flush low level W/c. Wall mounted stainless steel towel rail. Double glazed window to the front aspect.

## BEDROOM

13' 04" x 9' 01" (4.06m x 2.77m) Carpet. Radiator. Open beam Bonnet ceiling. Double glazed window to rear aspect.

## BEDROOM

13' 10" x 10' 13" (4.22m x 3.38m) Carpet. Double glazed window. Open beam bonnet ceiling.

## BEDROOM

9' 01" x 7' 05" (2.77m x 2.26m) Carpet. Double glazed window. open beam bonnet ceiling. Fitted wardrobes offering hanging space and shelving. This room is currently used and dressed as a dressing room.

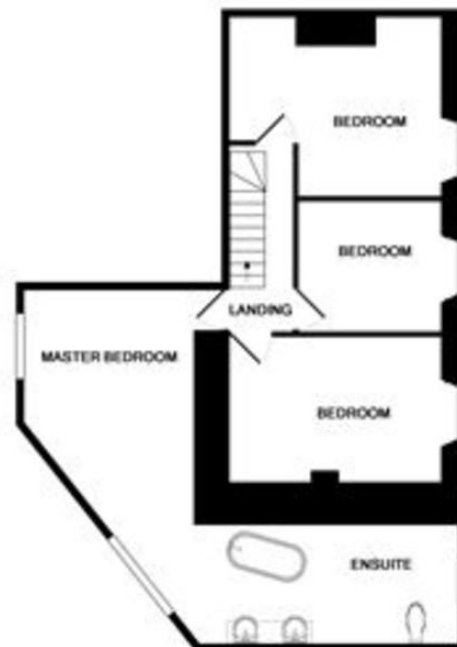
## OUTSIDE

The property is accessed via an arched doorway which opens into the enclosed private garden that has been lovingly tended to and designed. With an initial gravelled seating area the gravel pathway leads towards the rear of the garden with a lawn area of garden to the right that leads into the Tiki bar area. To the left is a raised flower bed that incorporates a water feature and fish pond, this flower bed offers a number of specimen shrubs and plants including Palm trees. To the rear of the garden is a raised decked area to the right whilst to the left is the Alfresco dining area where there are steps up to further decking where there is a Hot tub (available by separate negotiations) and a summer house. To the rear of the garden is an outdoor shower ideal for when you have come off the beach to wash of the sand or rinse out the wetsuits and boards. The garden is a real feature of this property as it creates a high degree of privacy along with being designed to take full advantage of all the space.





GROUND FLOOR  
APPROX. FLOOR  
AREA 895 SQ.FT.  
(83.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1558 SQ.FT. (144.7 SQ.M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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