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Rosemelling Cottage



## Rosemelling Cottage, Rosemelling, Luxulyan, Bodmin, Cornwall, PL30 5EQ



### SITUATION

Rosemelling Cottage nestles in the heart of the sought after hamlet of Rosemelling about three quarters of a mile from the village of Luxulyan. This popular village includes a primary school, village post office/shop, public house, parish church and a railway station on the Par/Newquay branch line. The Clay Trails, a network of walking, cycling and riding trails are close by meandering through mid Cornwall's China Clay Country.

The Eden Project is three miles distant and the nearest town of St Austell offers cinemas, restaurants, doctor and dentist surgeries, good primary and secondary schooling and major supermarkets. Easy access is afforded to the south coast with the historic estuary town of Fowey some 9 miles distant and the expansive beach at Carylton Bay is only 6 miles from Rosemelling Cottage.

### THE PROPERTY

Entering the property from the front the cosy living room has exposed beams, slate flooring, a feature fireplace with a log burner and a window to the front.

The kitchen/diner is a light and versatile area with windows to the rear of the property, a built in feature seating and dining area, cupboards and drawers, sink, integrated oven and hob, space and plumbing for a washing machine and a Velux window.

Accessed from the kitchen/diner the ground floor bathroom comprises a full bath with shower over, pedestal sink, WC, heated towel rail and frosted window to the front.

Also leading from the kitchen/diner is a useful utility/boot room with access to the rear courtyard garden.

Stairs from the living room lead up to the bedroom, a gallery style room offering an enhanced feeling of space with vaulted ceiling, neutral colours, traditional low level cottage window and original floor boards.

Whilst the property is in good order it could benefit from a cosmetic update.

### OUTSIDE

Located in the heart of the hamlet this charming little cottage is partially attached and constructed from local stone with a Delabole slate roof. To the rear of the property is a courtyard style garden. The property allows off street parking for at least two vehicles.

### SERVICES

Mains electricity, mains water, private drainage and double glazed. LPG heating and hot water.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Exit the A30(T) at Innis Downs roundabout. Take the A391 towards St Austell and after about a mile at Lockengate turn left towards Luxulyan. After 0.5 mile follow the road around to the left continuing for approximately 0.75 miles until reaching a junction. Turn right towards Luxulyan, drive into the village and follow the road around to the right towards St Blazey. Continue down the hill, pass over the bridge and pass the The Kings Arms on the right. Continue up the hill out of the village and the hamlet of Rosemelling is the next turning on the left. After about 200 yards Rosemelling Cottage will be seen down a lane indicated with a Stags For Sale board.

St Austell 5 Miles Bodmin 8 Miles Truro 20 miles

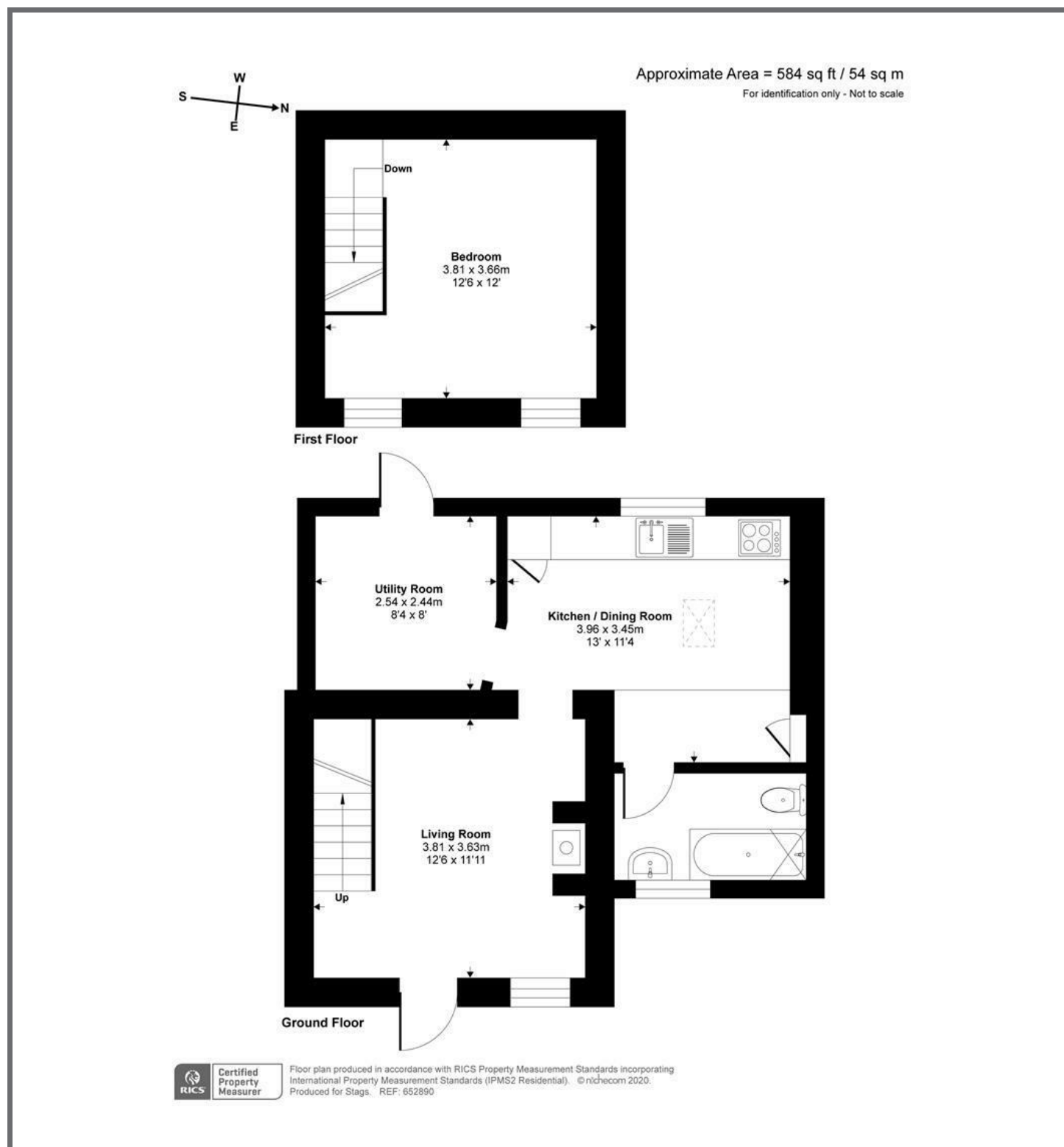
A delightful character cottage situated in a sought after rural hamlet with good access to local village amenities. A prime starter home or holiday let investment.

- Sought after rural hamlet
- Ideal holiday lock up and leave property
- Suitable starter home
- Character cottage with log burner
- Perfect "doer-upper"
- Off street parking
- Close to village amenities
- No onward chain

Guide Price £160,000

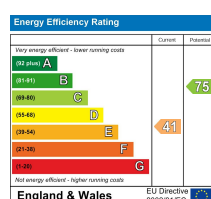






These particulars are a guide only and should not be relied upon for any purpose.

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