



Flat 6, The Long Barn
Rosevidney, TR20 9BX







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Set within the peaceful rural hamlet of Rosevidney, this well-presented one-bedroom first floor apartment offers a perfect blend of countryside living and modern convenience. Enjoying open-plan living throughout, the home is light and spacious, and benefits from access to beautifully maintained communal gardens — ideal for those seeking a relaxed lifestyle in a picturesque setting.

The property is offered with the rare advantage of both parking and a large garage, complete with stairs to a storage room above. This provides ample space for vehicles, hobbies or additional storage needs.

Ideally located for easy access to the nearby market towns of Penzance and Hayle, the apartment is also just a short distance from St Erth train station, which offers direct rail links countrywide and to the picturesque harbourside town of St Ives.

This is a fantastic opportunity for first-time buyers, downsizers, or those looking for a peaceful Cornish retreat with excellent transport links.



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Guide Price £135,000

Location

Rosevidney is a peaceful rural hamlet near Crowlas in West Cornwall, offering countryside charm and easy access to Penzance and St Ives.

Known for its scenic views and quiet surroundings, it's ideal for walking, horse riding, and outdoor living. The nearby village of St Erth offers a main line train station, with connections countrywide. The A30 that leads to all the major towns of Cornwall and picturesque villages, is also very accessible.

Accommodation

Steps leading up to the front door.

Entrance

Open Plan Lounge Kitchen Dining Room

One bedroom

Bathroom

Garage

23'07 x 9'9

Situated in a separate block adjacent to the parking area. Metal up and over door. There is power within the garage. To the rear of the garage are stairs up to a large storage room that measures 19'07 x 9'08

Parking

There is a large residents parking area.

Outside

The apartment has the benefit of use of the communal gardens to the front and rear.

Services

Main Electric. Private water and drainage. The private water comes in from the farm next door and there is a charge for this. The charge for 2025 was set at £322.91

Agents Note

It must be noted that the apartment cannot be used as a holiday let, but can be used as a second home.

Service Charges

The yearly charge that includes the service charge, ground rent and buildings insurance is currently set at £1,320.

Lease Information

Our client has informed us that the lease is set over a 999 year lease which commenced in 1993 and that each apartment owner is a shareholder of the freehold. One resident of each flat must become a director of the Residents management company.

Council Tax Band - A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

What3Words

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

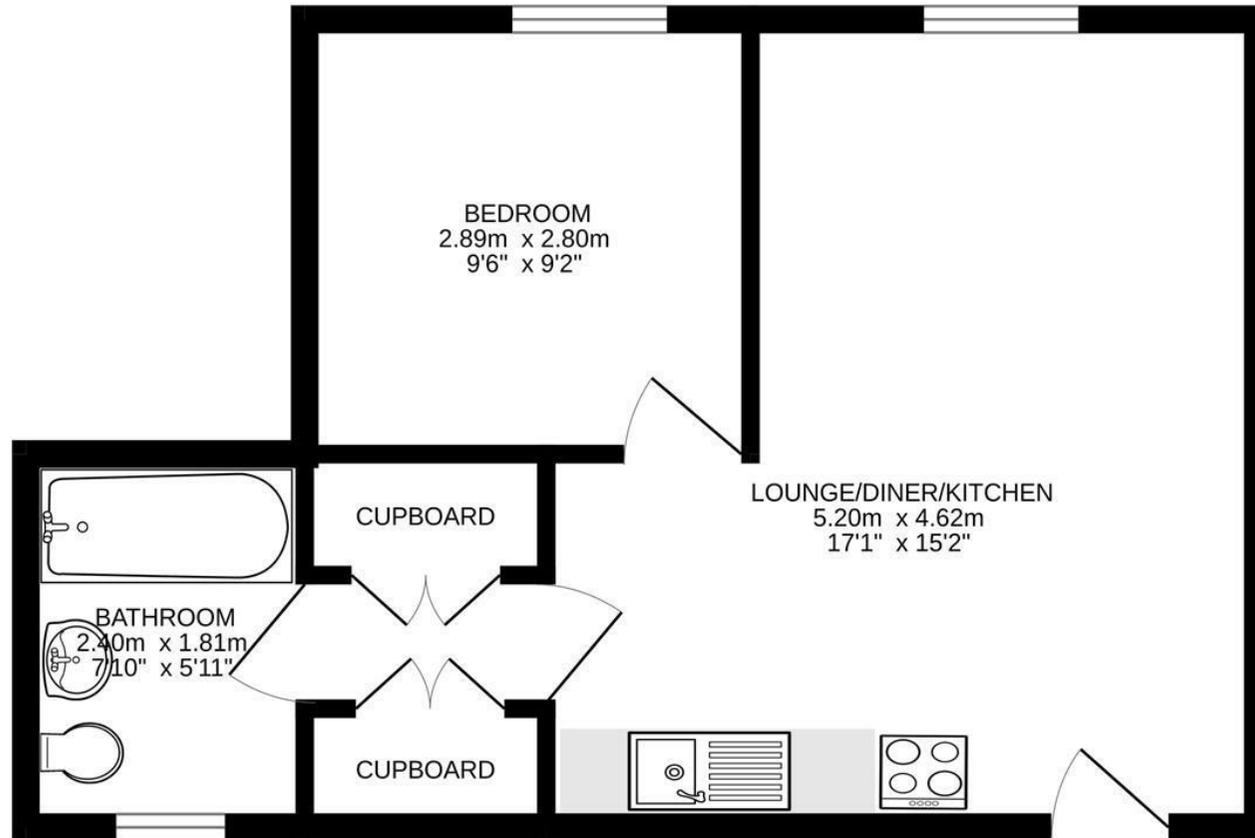
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



FLAT - 1ST FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

