



ROSELLA  
PENWEATHERS  
TRURO  
TR3 6EA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# ROSELLA PENWEATHERS TRURO TR3 6EA

DETACHED CHARACTER COTTAGE IN RURAL LOCATION  
ENJOYING COMPLETE PRIVACY

In a very peaceful setting, adjoining farmland and enjoying fabulous far reaching countryside views.

Just over a mile from Truro city centre and perfectly located for swift access to Falmouth and the south Cornish coast. Beautifully presented with many wonderful character features and enjoying a sunny aspect. Four double bedrooms - three on the first floor and one downstairs with en suite bathroom, sitting room, dining room, snug, kitchen, conservatory, utility room, bathroom and additional shower room. Enclosed south facing garden with lots of sitting out space and mature shrubs, plants and trees enjoying uninterrupted countryside views and complete privacy. Double garage, large workshop and insulated home office. Parking for eight cars and ample space for a trailer, caravan etc.

Planning permission granted for the conversion of the garage to a self contained annexe. Sold with no chain. Freehold. Council Tax Band F. EPC -E.

GUIDE PRICE £745,000

*Philip Martin*

PHILIP MARTIN

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GENERAL COMMENTS

Rosella is a very attractive detached period cottage located in a quiet, rural setting yet within walking distance of Truro, Treliiske hospital and Truro College. The whole property is incredibly private with no near neighbours and enjoys a very sunny setting and fabulous views over the surrounding countryside. The property has been completely refurbished during our clients ownership in a very sympathetic way retaining and adding much charm and character. The accommodation is beautifully presented and offers plenty of space for a family with lots of living areas. There are three double bedrooms and bathroom on the first floor with a fourth double bedroom with en suite downstairs - perfect as a guest suite or master bedroom. In addition a modern fitted kitchen/breakfast room, conservatory, dining/sitting room, snug lounge, utility and cloakroom/shower room. Outside are fabulous enclosed gardens on different levels that enjoy complete privacy and magnificent countryside views including fields and woodland. The garden enjoys a sunny aspect with lots of sitting out areas, lawns and meandering pathways. There are lots of mature shrubs, plants and trees providing colour and interest. At the top of the garden is a drive with lots of parking and ample space for a boat/caravan and superb detached double garage with workshop/home office beyond. This is a substantial building with light and power. Planning permission has been granted by Cornwall Council to convert this building into a self contained one bedroom annexe for occupation by members of the family or non paying guests and therefore perfect for a dependent. Further information from the agents. Rosella benefits from mains drainage and heating is provided by modern electric heaters. An internal viewing is essential.

LOCATION

Penweathers lies on the South Western side of the city and is easily approached by two minor country roads which lead directly off the A390 Truro to Threemilestone main road. The shopping centre of Truro itself is little more than a mile from the property and hence there is easy access to the Cathedral, Hall for Cornwall, a range of private and state schools and also a main line railway link to London (Paddington). Penweathers lies close to the sailing waters of the Fal Estuary, Falmouth is about nine miles away and the north Cornish coast at St. Agnes and Perranporth a similar distance.

In greater detail the accommodation comprises (all measurements are approximate):

Half glazed stable door opening to:

SITTING/DINING ROOM

3.75m x 4.05m & 3.87m x 4.11m (12'3" x 13'3" & 12'8" x 13'5")

A well proportioned room that is full of character and loosely divided into living and dining areas. Sitting area with fabulous feature inglenook fireplace with woodburner, original oak lintel, tiled hearth and clome oven. Stairs leading to first floor, doors to inner hallway and snug. Dining area with window overlooking the front garden with window seat, exposed beams, feature fireplace incorporating wood burning stove with a stone hearth and wooden lintel. Cupboard and shelves in firebreast recess. Tiled floor, modern electric heater, exposed beams, four wall lights.

SNUG/SECOND SITTING ROOM

3.87m x 3.72m (12'8" x 12'2" )

Window and half glazed door overlooking the front garden. Exposed beams. Feature fireplace with wooden lintel and tiled hearth. Part panelled walls. Cupboard in firebreast recess.

From dining room opening through to:

KITCHEN/BREAKFAST ROOM

3.10m x 3.98m (10'2" x 13'0" )

Perfect for modern day living with an excellent range of base and eye level kitchen units. One and half bowl stainless steel sink with mixer tap, ceramic hob, Neff single oven, space and plumbing for dishwasher and American style fridge/freezer. Opening through to:

DINING CONSERVATORY

3.54m x 2.92m (11'7" x 9'6" )

A very light room enjoying the morning sun with fabulous views over the rear and side gardens and enjoying complete privacy. Double glazed windows with blinds, glass roof, electric radiator and three wall lights. Door opening through to:



UTILITY ROOM

Eye level kitchen units, worktops incorporating single stainless steel sink with mixer tap over and tiled splashback, space for fridge and freezer, spotlights. Steps to:

SHOWER ROOM

White suite comprising low level w.c, pedestal wash hand basin, double shower cubicle with fully tied around and Mira electric shower over, two windows to front and useful storage cupboard.

INNER HALLWAY

Accessed from the dining room. Doors to fourth bedroom and bathroom. Coat hanging space.

BEDROOM FOUR

3.05m x 4.05m (10'0" x 13'3" )

A twin aspect room with windows to rear and side. Television point. Electric radiator.

BATHROOM

2.80m x 1.95m (9'2" x 6'4" )

White suite comprising panel bath with mixer taps and shower attachment, low level w.c, vanity sink unit, window to rear, heated towel rail, tiled floor.

FIRST FLOOR

LANDING

Window overlooking the rear garden with deep recess and window seat. Electric radiator.





#### BEDROOM ONE

4.00m x 3.32m (13'1" x 10'10" )

A spacious double bedroom with window overlooking the front enjoying views of the surrounding countryside and woodland. Electric radiator, two built-in wardrobes, two wall lights. Television point.

#### BEDROOM TWO

3.87m x 2.60m (12'8" x 8'6" )

Window to front enjoying the rural views. Built in wardrobe. Electric radiator.

#### BEDROOM THREE

2.25m x 3.10m (7'4" x 10'2" )

Window to front with window seat. Electric radiator. Built in wardrobe, deep recess and partly exposed wood panelled wall.

#### BATHROOM

2.30m x 2.14m (7'6" x 7'0" )

A white suite comprising low level w.c, vanity sink unit with two drawers below, panel bath with tiled surround and Mira shower over. Window to front enjoying rural views, heated towel rail.

#### OUTSIDE

Double wooden gates open from the country lane into a driveway that provides parking for seven or eight cars with access to the double garage. There are lovely views over the adjoining fields, woodland and countryside beyond.

#### DOUBLE GARAGE

5.00m x 5.81m (16'4" x 19'0" )

A detached garage with two up and over metal doors. Currently the garage is divided but the stud wall is easily removed to provide one large garage if required. Window to side overlooking the adjoining field. Opening to loft storage. Light and power is connected. Door opens into:

#### WORKSHOP/HOME OFFICE

3.64m x 5.82m (11'11" x 19'1" )

The vendors run their business from home and work from this room. It is fully insulated with light, power and heating. Window to side with views over the adjoining field. door through to:

#### ADDITIONAL WORKROOM

7.00m x 3.77m (22'11" x 12'4" )

French doors and window to side enjoying countryside views.

#### PLANNING PERMISSION

Planning permission was granted by Cornwall Council on 31st October 2014 (reference number PA14/09077) for "Conversion of garage to annexe accommodation" and occupied by members of the family, or non-paying guests of Rosella. The proposed annexe will have one bedroom, sitting room, kitchen, bathroom and additional w.c.

Please note: It is believed that the building work carried out on the garage whilst the planning permission was live is a lawful material commencement of building work. Therefore the planning permission will not now expire. Prospective purchasers will have to satisfy themselves of this if they wish to convert the garage.

#### GARDENS

The gardens are delightful and are a perfect complement to the cottage. Slate steps leads from the driveway to a level lawn where there is a summer house and the lawn is enclosed within mature shrubs and plants, providing colour and interest. Steps leads to a slightly raised lawn which is the perfect spot to enjoy the sunshine with fabulous uninterrupted views over the surrounding countryside sheltered by a high Cornish stone



retaining wall. The slate path continues to a further paved terrace which enjoins the afternoon and evening sun with plenty of sitting out of space for tables and chairs and a small level lawn. An attractive rockery with substantial boulders is planted with a variety of perennials, shrubs and plants, and the path continues to the conservatory. Here there is a slate tiled patio and barbeque area with a built in bench and perfectly located for easy access from the kitchen for outside dining. At the front of Rosella is a wide gravel terrace that enjoys a southerly aspect with doors opening to the snug and sitting room. A wooden pedestrian gateway leads to the lane and the path continues to a very useful wooden store, perfect for the recycling, bins, etc.

#### SERVICES

Mains water, drainage and electricity are connected. Fibre broadband is connected with ultra fast speeds.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

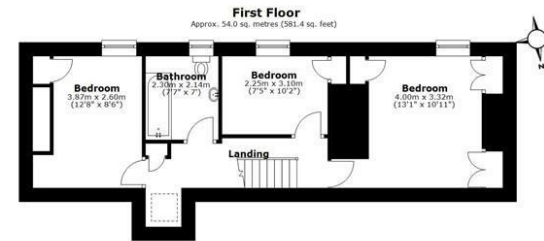
#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

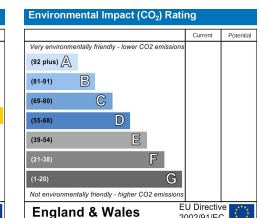
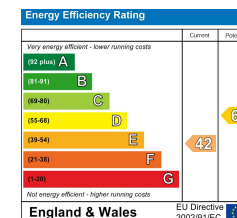
#### DIRECTIONS

Proceeding along the A390 from the Sainsbury roundabout at Hightertown towards Threemilestone, take the first left hand turning into Penweathers Lane immediately alongside the Hightertown Veterinary Practice. After leaving the built up area the road will drop down into the valley and after passing under the railway bridge the vehicular entrance into Rosella will be located on the left hand side where a Philip Martin sale board has been erected.





Total area: approx. 676.6 sq. metres (7282.6 sq. feet)  
**Rosella, Penweathers**



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