



Rosewood, Parka Road, St. Columb Road, St. Columb, Cornwall, TR9 6EZ

TWO HOMES IN ONE! A SUPERB OPPORTUNITY TO BUY A HOME, INVESTMENT, DEVELOPMENT ALL IN ONE. CURRENTLY A PRETTY PERIOD THREE STOREY FAMILY HOME WITH ADJOINING SEMI DERELICT BUILDING WHICH HAS FULL PLANNING TO CONVERT INTO A SEPERATE HOUSE. A PERFECT PROJECT, MULTI GENERATIONAL HOME OR INVESTMENT.

£345,000
Freehold

our ref: CNN9650

KEY FEATURES



5

- VERSATILE PROPERTY WITH DEVELOPMENT OPPORTUNITY
- MULTI GENERATIONAL LIVING, HOME & INCOME, OR INVESTMENT



3

- CHARMING 3 BED FAMILY HOME WITH LOFT ROOM
- AND FULL PLANNING PERMISSION FOR SEPARATE 2-BED HOUSE



2

- UPVC DG & GAS CENTRAL HEATING
- PANORAMIC COUNTRYSIDE VIEWS FROM LOFT ROOM

Energy rating (EPC) **E**

Council tax band: **B**

- LARGE REAR WORKSHOP AND COURTYARD GARDENS
- CONVENIENT CENTRAL VILLAGE LOCATION
- TWO HOMES IN ONE!
- ALL MAINS SERVICES

SUMMARY

SUMMARY: Introducing Rosewood in Parka Road, St Columb – a truly enchanting and remarkably versatile property offering a wealth of opportunities for discerning buyers. This hidden gem is a masterful blend of historical charm and modern potential, comprising not just one, but two distinctive dwellings that promise a unique lifestyle and investment proposition.

Main House: Nestled within the embrace of this picturesque property is the main house, a three-storey period residence that exudes the elegance of its circa 1882 origins. From the moment you step into the vestibule and are greeted by the intricate original period tiled floor, you'll be captivated by the timeless ambiance that permeates every corner. The bay windowed living room, adorned with an ornate painted slate fireplace, offers a harmonious blend of spaciousness and cosiness – a place where relaxation comes naturally. Adjacent to this, the separate dining room stands as a practical haven for those memorable gatherings. The rear kitchen, a testament to modernity, has been thoughtfully refitted with a stylish light grey shaker kitchen that harmonizes beautifully with its oak countertops. Equipped with integrated appliances, including an eye-level double oven, hob, and extractor. An added convenience is the rear door, providing easy access to outdoor spaces. Venture to the first floor,



and a split-level landing guides you to three inviting bedrooms that bear witness to the property's timeless character. The recently refurbished family bathroom features sleek modern finishes, a white bath suite, and a shower over the bath, making every morning routine a delight. Adjacent to it, a separate WC suite enhances practicality. Ascending a cleverly designed space saver staircase, the second floor unveils a generous loft room with a dormer window that frames sweeping vistas of the surrounding countryside, stretching all the way to Newquay. This lofty retreat is not just a room; it's a vantage point that invites you to immerse yourself in the beauty of nature.

Development Opportunity: The allure of Rosewood doesn't stop with the main house. An adjoining former post office and village stores, presents an incredible prospect for development visionaries. With full planning permission in place, this space can be transformed into a separate 2-bedroom house – a canvas upon which to craft a new chapter of modern living. Explore the possibilities of open-concept design, innovative layouts, and chic finishes as you reimagine this historic space into a contemporary haven. The existing ground and first-floor areas of the former post office provide a solid foundation for your creative pursuits. Envisage spacious living areas, well-appointed bedrooms, and a lifestyle defined by your vision. By thoughtfully removing the rear workshop, you can create your very own courtyard gardens and convenient off-street parking, enhancing the functionality and allure of the property.

A Lifestyle Beyond Compare: Whether you're an astute developer seeking your next triumph, a large family in search of abundant space, or a multi-generational household desiring harmonious coexistence, Rosewood caters to your desires. The original house retains its courtyard garden and outside block shed, creating an inviting outdoor oasis to savour the idyllic surroundings.

For detailed planning information, visit the Cornwall Council Planning Portal under application number PA23/01653, and uncover the myriad possibilities that await your innovative touch.



ADDITIONAL INFO

We need to downsize a bit now, but we love the village and the community, we won't be moving far.



FLOORPLAN & DIMENSIONS

Main House Hall

21' 3" x 5' 6" (6.47m x 1.68m)
including stairs

Lounge

14' 10" x 14' 0" (4.52m x 4.26m)

Dining Room

11' 1" x 11' 6" (3.38m x 3.50m)

Kitchen

10' 1" x 9' 1" (3.07m x 2.77m)

First Floor

Bathroom

9' 1" x 7' 6" (2.77m x 2.28m)

WC

4' 10" x 2' 6" (1.47m x 0.76m)

Bedroom 1

13' 3" x 10' 5" (4.04m x 3.17m)

Bedroom 2

12' 5" x 10' 0" (3.78m x 3.05m)

Bedroom 3

9' 9" x 7' 6" (2.97m x 2.28m)

Loft Room

18' 1" x 10' 11" (5.51m x 3.32m)

Former Post Office

Ground Floor

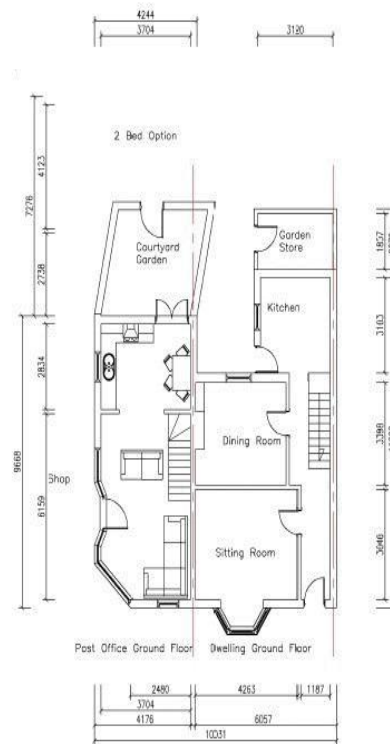
Room 1

18' 5" x 12' 8" (5.61m x 3.86m)

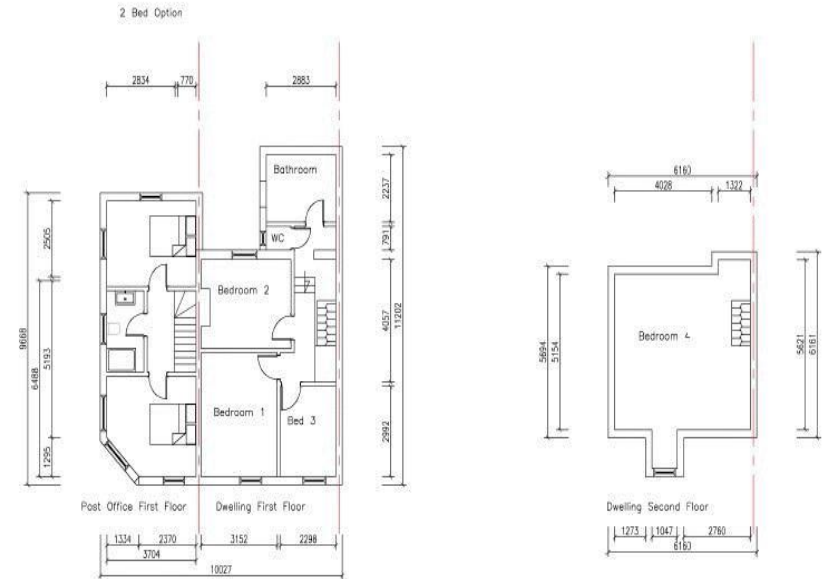
First Floor

Room 1

21' 5" x 12' 0" (6.52m x 3.65m)



Existing Plan of Main House & proposed plan of Former Post Office



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