



## **ROSE COTTAGE, ST JUST IN ROSELAND, TR2 5HY.**

### Accommodation

Entrance Hall, Living Room, Dining Room, Kitchen, Cloakroom.

First Floor Landing, Three Bedrooms, Bathroom.

Outside: Detached Garage, Parking Area, Gardens, Outbuilding.

**£495,000**

Freehold

Viewing only by appointment with H Tiddy

Located within the beautiful and tranquil village of St Just in Roseland on the Roseland Peninsula, this very spacious, detached, traditional Cottage stands in a good size plot with ample off-road parking, a detached garage and an outbuilding. Sitting within moments of the iconic waterside Church and also the local boatyard, there are many beautiful countryside walks close by, some leading to the award-winning village of St Mawes. The King Harry Car Ferry is located nearby for close links to Truro and Falmouth.

The cottage, which dates back to circa 1850 has excellent proportioned rooms and good ceiling heights throughout. A two-storey extension to the rear houses the kitchen and cloakroom and a double bedroom on the first floor. The kitchen has a range of built-in wall and floor units with work surfaces over, built in appliances, a breakfast bar and serving hatch to the living room. Also on the ground floor is the living room with a log burner and a good-size dual aspect dining room. On the first floor there are three double bedrooms and a family bathroom. Throughout, the cottage is light and airy due to the large double-glazed leaded windows and dual aspects in many rooms. Overall, the cottage has huge potential offering a new owner an opportunity to add their own mark.

Outside there is a large parking area leading to the good size detached wooden garage. A pedestrian gate leads to the rear of the cottage which is mostly laid to lawn and surrounded by stone walling. There is also a very useful detached outbuilding, currently used as a laundry / utility area, offering huge potential for office, studio or workshop space.

Overall, this is a rare opportunity to acquire a spacious and detached cottage, sitting in an excellent size plot in this beautiful Area of Outstanding Natural Beauty, and is offered chain free.

#### **Location Summary – (distances and times are approximate)**

St Mawes: 1.5 miles with a Pedestrian Ferry to Falmouth (20 minutes). St Just Church and Café: 350 yards. St Just Boatyard: 900 yards. Truro: 9 miles via car ferry or 18 miles by road. Cornwall Airport Newquay: 29 miles with flights to London and other UK Regional Airports. St Austell: 15 miles with London Paddington 4.5 hours by rail.

#### **Location – St Just in Roseland**

St Just-in-Roseland is a small village around 1.5 miles from the exclusive coastal village of St Mawes. It is renowned for its lovely Church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek which merges into the fine sailing waters of Carrick Roads and Falmouth Bay. Nearby, the enchanting south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a butcher, baker, convenience store, post office / newsagent, doctors, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

#### **Cornwall**

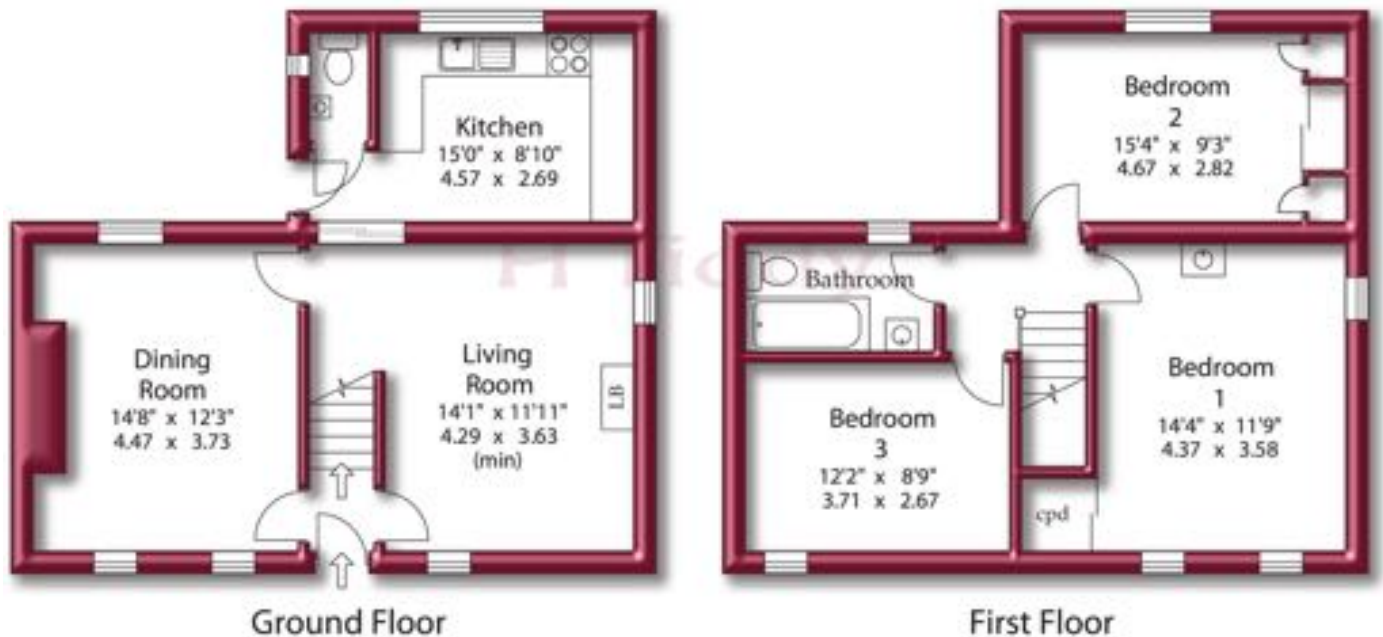
Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.







Approx Gross Internal Floor Area = 1083 Sq. Feet  
= 100.39 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and private drainage. Oil fired central heating. Double glazing. Telephone and television points.

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

Energy performance certificate rating TBC.

Council tax band E.

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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