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Rose Cottage, Shepherds Farm
St Newlyn East, Newquay, TR8 5NW

A spacious attached cottage in a rural farmyard setting with lawn garden.

St Newlyn East 1.5 miles North Coast 5 miles

• Farmyard Setting • Spacious Accommodation • 4 Bedrooms (3 En Suite) • 3 Reception Rooms • Kitchen/Breakfast Room • Large Garden • Parking •

Guide price £210,000

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SITUATION

Rose Cottage is situated in a rural position forming part of a traditional working farmyard. Shepherds Farm forms part of a small cluster of houses lying close to the route of a now long dismantled former railway which formed part of the Newquay branch line.

Within approximately 1.5 miles is the village of St Newlyn East which offers a range of local facilities whilst approximately 8 miles distance is Truro, which provides a comprehensive range of amenities including a fine array of shops, banking, schooling and recreational facilities. There is also a mainline railway station connecting with London Paddington.

There are a number of lovely scenic walks in the surrounding countryside whilst the picturesque north coast with its many fine beaches is approximately 5 miles.

DESCRIPTION

A deceptive property from the rear, Rose Cottage boasts an attractive exposed stone front facade that overlooks the level, lawned garden.

This attached property forms one of a terrace of three and is definitely one for those that enjoy the countryside and a farmyard environment. The spacious accommodation offers further room for improvement and is arranged over three floors and includes three reception rooms and a kitchen/breakfast room on the ground floor whilst to the first floor are four bedrooms (three en suite), whilst to the second floor and approached by an almost ladder-like staircase are two further rooms within the roof.

ACCOMMODATION

(with approximate room measurements shown on floor plan)

RECEPTION HALL

Timber front door opening to garden. Radiator. Staircase to first floor. Cupboard.

SITTING ROOM

Window to front with window seat. Radiator. Stone fireplace with wood burning stove.

DINING ROOM

Window to front with window seat. Stone fireplace. Radiator.

KITCHEN/BREAKFAST ROOM

Window to rear and part glazed door to courtyard. Range of pine floor and wall mounted cupboards and drawers with rolled edge work surface. Stainless steel one and a half bowl sink and drainer. Space and plumbing for dishwasher. Electric oven and hob with extractor. Radiator. Tiled floor. Pine dresser style cupboards and drawers with glazed cupboard.

FAMILY ROOM

Window to rear. Radiator. Stone fireplace with timber mantel.

REAR HALL

Door to rear courtyard and window overlooking same. Door to toilet with window to rear.

DOWNSTAIRS TOILET

Low flush wc and pedestal wash hand basin. Opaque window to rear.



FIRST FLOOR

BEDROOM 1

Window to rear. Radiator.

EN SUITE

Opaque window to rear. Panelled bath. Low-flush wc and pedestal wash hand basin.

BEDROOM 2

Window to rear. Radiator.

EN-SUITE

Low-flush wc, pedestal wash basin and shower cubicle with electric shower. Wall mirror and light.

BEDROOM 3/LIBRARY

Window to front. Radiator.

EN SUITE

Low-flush wc, pedestal wash basin and shower cubicle with electric shower. Wall mirror and light.

BEDROOM 4

Window to front. Recess under stairs. Radiator.

FAMILY BATHROOM

Offering further room for improvement with a suite comprising of low-flush wc, pedestal wash basin and panelled bath with electric shower. Radiator. Wall mirror. Airing cupboard housing hot water cylinder. Window to front.

INNER LOBBY

Steep almost ladder style staircase rising to:

ROOF SPACE

A useful area that has been subdivided into two rooms with interconnecting section both of which benefit from sky lights to the front. Low sloping ceiling.

OUTSIDE

The approach to Rose Cottage is through a traditional working farmyard which at times can be somewhat muddy. From here access is afforded to a shared courtyard area and from here a doorway leads into the rear hall.

To the front of the property is a level lawn with wide sun terrace and low stone flower border. To the rear is an enclosed concrete courtyard with external Utility Room.

VIEWING

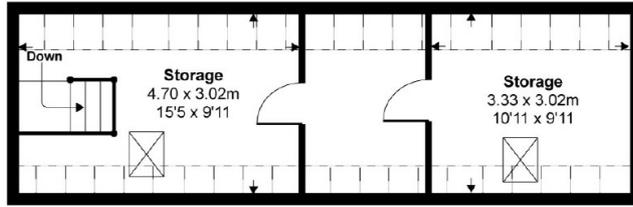
Strictly by prior appointment through Stags' Truro Office on 01872 264488.

DIRECTIONS

From Truro take the B3284 passing through the village of Shortlanesend. After approximately 3 miles, turn right signposted to Tresawsan, Ventogimps and Callestick and continue until the junction with the A30. Turn right and proceed for just under 3 miles where you should turn left signposted to Perranporth, Goonhavern, Cubert and St Newlyn East. Proceed for a short distance and upon reaching a crossroads proceed straight across signposted to Fiddlers Green and Newlyn East. Continue for about a mile and turn left signposted to Shepherds Farm. Proceed to and through the farmyard to the very end where on a sharp left hand corner you should turn left into the shared parking area at the rear of Rose Cottage.



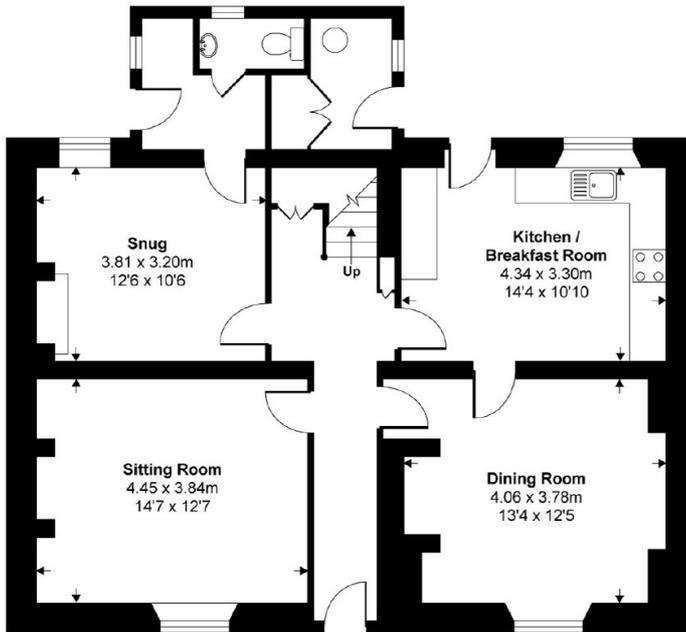
Approx. Gross Internal Floor Area
193.8 Sq Metres 2087 Sq Ft (Excludes Restricted Head Height)



Second Floor



First Floor



Ground Floor

Denotes restricted head height

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	