



Rose Cottage, Bridge, Constantine, Falmouth, Cornwall, TR11 5AL

Guide Price £320,000 Freehold

An unspoilt hamlet setting for this delightful tucked away early 1900s former barn, quality converted and beautifully expanded in recent years to create an inspired two/three bedroom reversed level home complete with a lovely streamside garden and three parking spaces, all just a few minutes' walk from Constantine village and two miles from Port Navas Creek and the Helford River.

REF NO. 10998

- Tucked away barn
- Craftsman converted and extended
- 2/3 bedrooms & 1/2 living rooms
- Lovely living/dining/kitchen with vaulted ceiling
- Unspoilt hamlet near village amenities
- Streamside garden
- Parking spaces
- An uplifting permanent or holiday home

THE LOCATION

Rose Cottage is tucked away in 'Bridge' along a driveway shared with just one other property.

Bridge is a delightful rural hamlet lying beside Constantine village, about 2.5 miles from Port Navas creek and 6 miles from Falmouth and Helston towns. Constantine lies on the edge of an Area of Outstanding Natural Beauty and is well known for its easy access to the Helford River and other beauty spots in the area, including Frenchman's Creek and Mawnan Smith as well as spectacular coastal scenery, blissful for those walking or cycling.

Bridge is a natural and unspoilt place, comprising a handful of individual homes in a lovely environment so near to village amenities. Constantine is a thriving and popular village with an active community and great everyday facilities which include a well-regarded primary school, two village stores; one specialising in wine and spirits, a 13th century church, Trengilly Wartha Inn and local pub, as well as doctors' and dentists' surgeries. The village is a friendly place too, with numerous societies including a sports/social club together with an increasingly popular community venue called The Tolmen Centre offering a variety of events.

Regular bus services run to Falmouth and Helston. The city of Truro, with its Cathedral, fine shopping centre and mainline railway to Paddington London, is about 15 miles away.

THE PROPERTY This delightful detached 1800s granite barn has been lovingly converted and expanded, for family occupation, by a husband and wife team whose profession as shipwrights and cabinet makers is evident, both in and outside. This inspired home has reversed accommodation with lovely, sociable, vaulted ceiling living/dining and kitchen upstairs and three bedrooms, wet, shower room/WC and cloakroom down. The superb ground floor extension to the original is equally suited as bedroom or as a further living room with its extensive windows and French doors into the terrace and garden.

The cottage has been successfully used as a holiday let with rave reviews and we feel suits the discerning permanent or perhaps holiday house hunter beautifully. Unhesitatingly recommended!

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

From the gravelled parking areas, with rail and light. Original wide granite steps lead to the upper entrance. UPVC doorway into...

KITCHEN/DINING/LIVING ROOM 23' 2" x 13' 6" (7.06m x 4.11m) Large and lovely 'family room' with spotlight, painted panelled, vaulted ceiling and exposed wooden roof trusses. Light floods from four aspects via UPVC double glazed windows and doors. Fine, epoxy varnished timber window shelves. German 'Roinge' electric, digitally controllable panel radiator. Brushed stainless steel power points and light switches. TV and telephone points.

The kitchen is stylishly fitted in shaker style with base cupboards and drawers. Ceramic Belfast sink with mixer tap. Solid oak epoxy finished work top surfaces. Built-in stainless-steel oven and grill. Ceramic hob, stainless steel and glazed extractor hood. Integrated dishwasher and space for fridge freezer. Over stair cupboard housing pressurised hot water tank and immersion. Splashback tiling to part wall.



Pine staircase and rails to...

LOWER GROUND FLOOR

HALLWAY UPVC double glazed door to side entrance. Thermostatic electric digital heating control. Ceiling spotlight. Under stair recess with storage and cupboard housing electric meter and trip. Painted panelled doors to three bedrooms, shower/wet room and separate WC.

INNER LOBBY Deep shelved, space and plumbing for washing machine.

BEDROOM/SITTING ROOM 16' 6" x 13' 6" (5.03m x 4.11m)

A superb, bright room equally suited as a master bedroom or lovely living room with its dual aspect and wide opening floor to ceiling glazed panels and French doors leading onto the timber terrace and garden. Further UPVC double glazed door to steps and parking bay.

This inspired room is a contemporary extension to the original granite barn. German 'Roite' electric, digitally controllable panel radiator. Ceiling spotlights.

BEDROOM TWO 13' x 9' 7" (3.96m x 2.92m) reducing to 7' 6" (2.29m) Recessed UPVC double glazed windows to two sides, timber seat and shelves. German 'Roite' electric, digitally controllable panel radiator. Ceiling spotlights.



BEDROOM THREE 8' 6" x 7' 2" (2.59m x 2.18m) plus recess. UPVC double glazed window to side. Timber shelf and seat. Ceiling spotlights.

SHOWER/WET ROOM Fully wall tiled in natural travertine. Level entrance and shower area with stainless steel drain, large showering area with 'Mira Excel' shower, screen and heated towel radiator. Obscure glazed window. White button flush WC, oval hand basin with mixer tap set on a slate wash shelf. Mirror, spotlighting and recessed slate shelves.



CLOAKROOM/WC White button flush WC and wall mounted hand basin. Timber shelf. UPVC double glazed window to side. Spotlights.

OUTSIDE Rose Cottage is discretely situated off a private driveway, leading to one other property, 'Brill Stream House'.

PARKING AREAS To either side of the cottage are two gravelled parking areas providing space for two/three cars.

To the rear of the larger parking bay, wide steps lead down to the lower ground floor accommodation and a pretty, wide pebble path winds around to an inspirational little...



LANDSCAPED GARDEN Using natural and lovely resources such as pier timbers for terracing and coiled old coir rope to create a wide cushioned pathway and further terracing. Granite edging and seat, richly stocked flower and shrub borders, all nicely screened by bamboo and timber panel fencing for shelter and privacy.

Old granite steps and an overhanging Hawthorn tree down to a tumbling stream, delightfully audible from the garden.

From the gravelled parking area to the eastern side of Rose Cottage, steps down to a timber decked and enclosed courtyard. Tap and exterior light. Lower entrance door to the accommodation.

DIRECTIONS Proceed into the village of Constantine and up Fore Street passing the village stores on the left-hand side. Shortly after The Queens Arms and Spar shop, turn left onto Vicarage Terrace signposted to Gweek, Helston and The Lizard. Continue along Vicarage Terrace, passed the 30mph sign, around the left-hand bend and down the hill. At the foot, park beside the sign for Bridge and the entrance drive for 'Rose Cottage', will be found between 'Bridge House' and the traditional red post box.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

GENERAL INFORMATION

Services: Mains electricity & drainage, water meter

Council Tax: B

Tenure: Freehold

EPC Rating: F

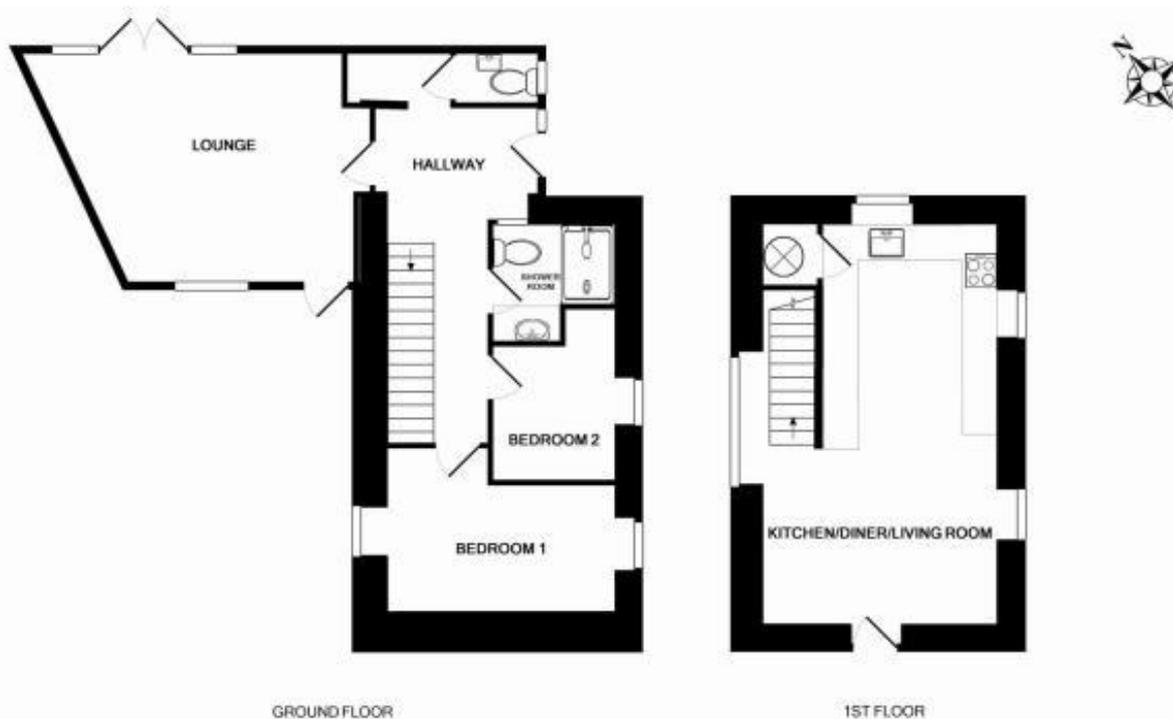
VIEWING DETAILS: Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

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FLOOR PLANS



TOTAL APPROX. FLOOR AREA 87.0 SQ.M. (936 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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