CORNWALL ESTATES
PADSTOW

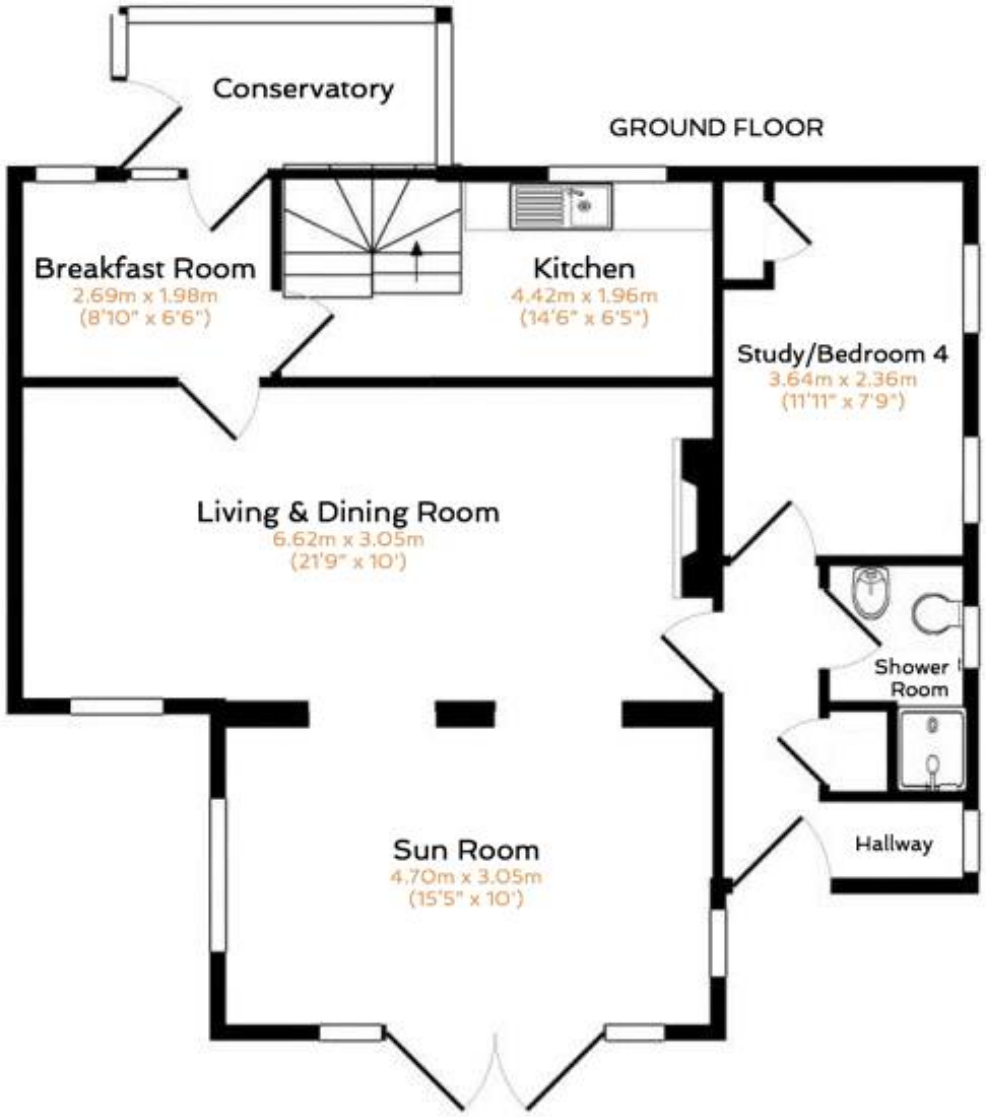
FUCHSIA COTTAGE, PENROSE, PL27 7TD

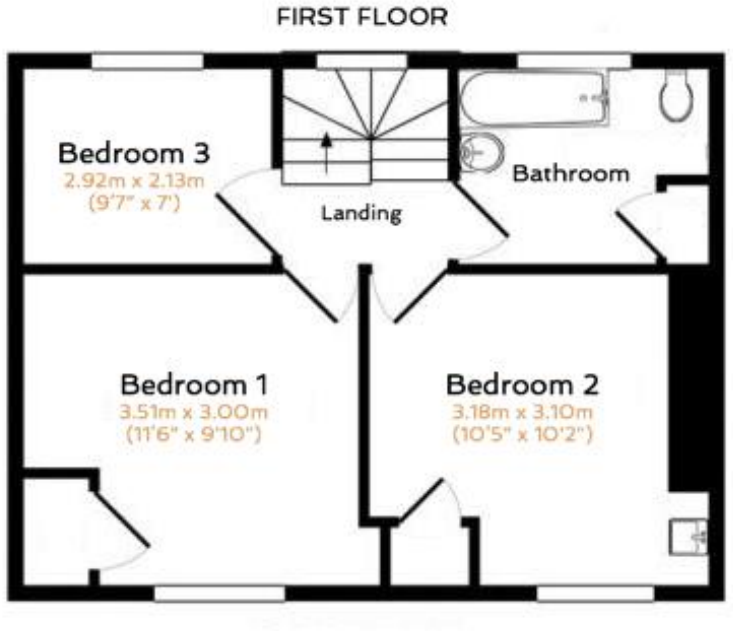
Beautiful detached character cottage in an elevated location with lovely views over the Lewidden Valley, surrounded by stunning gardens.

£525,000
FREEHOLD

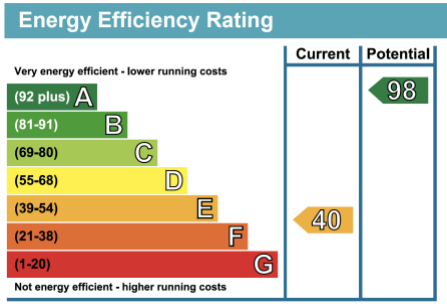
- DETACHED STONE COTTAGE
- ELEVATED LOCATION
- BEAUTIFUL GARDENS
- TRADITIONAL FEATURES
- FOUR BEDROOMS
- TWO BATHROOMS
- LOVELY VIEWS
- GATED DRIVEWAY & CAR PORT
- SUMMERHOUSE & WORKSHOP

FLOORPLAN





TOTAL FLOOR AREA APPROX 105 SQ M (1130 SQ FT)



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

THE PROPERTY

Located on the outskirts of the sought after village of Penrose, Fuchsia Cottage is a detached Cornish stone property set elevated over the Lewidden valley with lovely views.

Retaining a wealth of character, internally the cottage offers flexible accommodation with three bedrooms on the first floor, and a further fourth bedroom and adjoining shower room on the ground floor. The open plan living and dining room with original Inglenook fireplace leads to the attractive sun room with double doors to the gardens, and a separate kitchen overlooks the front garden and valley.

The gardens surrounding the property are a real feature and have been lovingly established by the current sellers. With separate lawn areas surrounded by an array of colourful shrubs and small trees, summerhouse and natural spring water pump. Steps lead from the garden to the gated driveway with open fronted garage and space for up to five vehicles.

ACCOMMODATION

ENTRANCE
Part glazed front entrance door to;

CONSERVATORY
2.51m x 1.52m Countryside views, electric wall mounted heater, tiled flooring, door to;

BREAKFAST ROOM
2.72m x 1.99m Double glazed window to the front, feature fireplace with wood mantel, radiator, door to kitchen, door living & dining room.

KITCHEN
3.65m x 1.97m. Base units, stainless steel sink unit with mixer tap and tiled splashbacks, space for cooker, and fridge, plumbing for automatic washing machine, radiator, double glazed window to the front with garden views, under stairs cupboard, stairs to first floor;

LIVING & DINING ROOM
Feature inglenook fireplace with clome oven, log burning stove. Double glazed window to the rear, radiator, open plan to;

SUN ROOM
Double glazed windows and French doors opening to the gardens, radiator.

INNER LOBBY
Double glazed door to the rear, window to the side, radiator, airing cupboard housing central heating boiler, access to loft space, cloaks cupboard, doors to;

BEDROOM FOUR / STUDY
3.65m x 2.35m Double glazed windows to the side, radiator.

SHOWER ROOM
Shower enclosure, low level WC, fitted wash hand basin, radiator, double glazed window to the side.

LANDING
Double glazed window to the front, doors to;

BEDROOM ONE
3.25m x 3.01m Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM TWO
3.19m x 3.10m Double glazed window to the rear, built in wardrobe, fitted wash hand basin with tiled splashbacks, light & shaver socket, two wall lights, radiator.

BEDROOM THREE
2.94m x 2.16m Double glazed window to the front, radiator, access to loft, fitted hanging rail units.

BATHROOM
Panelled bath, wash hand basin, low level WC, part tiled walls, airing cupboard housing insulated hot water cylinder, radiator, heated towel rail, double glazed window to the front.

GARDENS
Beautifully landscaped gardens which include two lawn areas surrounded by an array of colourful shrubs and small trees. Summerhouse, natural spring water pump and storage shed/workshop. Pathways lead through the gardens, steps lead up to the parking area and down through a pergola to a small fruit area which enjoys far reaching views over the valley.

GARAGE & PARKING
Open fronted timber garage, gated gravelled parking, Cornish stone boundary wall.

SERVICES
Mains water, electricity, oil fired boiler.

IMPORTANT NOTICE
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LOCATION

Penrose is a highly sought-after village just a mile from Porthcothan Bay and within three miles of several other sandy beaches. The harbour town of Padstow, with its extensive range of restaurants, shops and public houses, is just five miles distant. The popular village of St Merryn is just three miles away where you can find a good range of facilities including Rick Stein's "The Cornish Arms', several restaurants, bakery and grocery store.

Beaches

Located within a mile of Porthcothan Beach
Within 5 minutes of Harlyn, Treyarnon and Constantine Bay

Travel

Bus links available on the road adjacent
8 miles to Newquay Airport
22 miles to Bodmin Parkway

Amenities

5 minute drive to St Merryn
10 minute drive to a supermarket
5 minute drive to St Merryn Primary School
10 minute drive to Padstow Doctors Surgery
17 miles to Bodmin Hospital

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