

# Pell Allema Cottage

ROSENANNON



## Jackie Stanley

ESTATE AGENTS



- *Nestled in an Idyllic Rural Hamlet*
- *Individual Detached Cottage*
- *Two Double Bedrooms & Two Stylish Modern Shower Rooms*
- *Open Plan Living Accommodation*
- *Fully Equipped Contemporary Kitchen & Wood Burning Stove*
- *Low Maintenance Courtyard Garden*
- *Extremely Quiet & Peaceful Rural Hamlet within easy reach of Bustling Wadebridge & the Rugged North Cornish Coast*



Pell Allema Cottage is a delightfully equipped and decorated cottage residing with the peaceful rural hamlet of Rosenannon.

Meaning 'Far Away' in Cornish, Pell Allema Cottage has been renovated to a high modern standard with a real feeling of space and light in the form of open plan living on the ground floor and two first floor bedrooms. Both bedrooms have vaulted ceilings which afford comfort and privacy with a view towards the chapel and beyond over open countryside. The cottage benefits from modern electric heating, a freestanding wood burning stove and UPVC double glazed windows and doors.

Enter through a stable door straight into the open plan living room. Oak floors run through with plenty of space in this L shaped

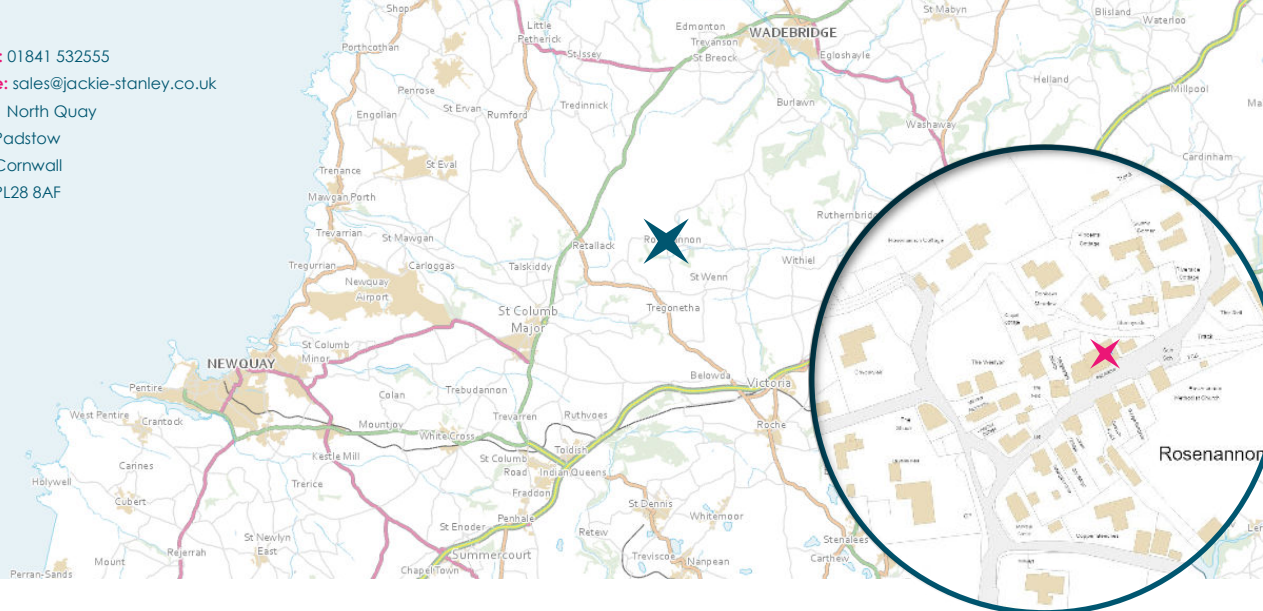
room for occasional furniture, dining table and chairs. To the front is a large bay window flooding the room with natural light and the aforementioned wood burning stove. Moving into the kitchen, a comprehensive range of cream fronted floor and wall cabinets and drawers are topped with contrasting dark granite work surfaces. Sleek and contemporary, the kitchen is fully integrated with a fridge/freezer, wine cooler, dishwasher, ceramic hob, electric oven and ceramic sink with professional pull down spray arm. The kitchen is complete with a slate floor, rear door and window overlooking the courtyard garden. From this end of the room, a door opens to a stylish and modern shower room complete with slate floor, large glass shower enclosure with electric shower, square edged wash basin with vanity unit and chrome heated towel rail. Separately is the WC.

From the dining area, a door separates the open plan area from the staircase. There is space and plumbing for an automatic washing machine under the stairs while the stairs rise to the first floor landing which has a storage cupboard and Velux window. The first of the two bedrooms, an excellent size, has a rear aspect and a wonderful vaulted ceiling with beams. It also has an en-suite shower room

## **Pell Allema Cottage, Rosenannon** **PL30 5PJ £380,000 guide**



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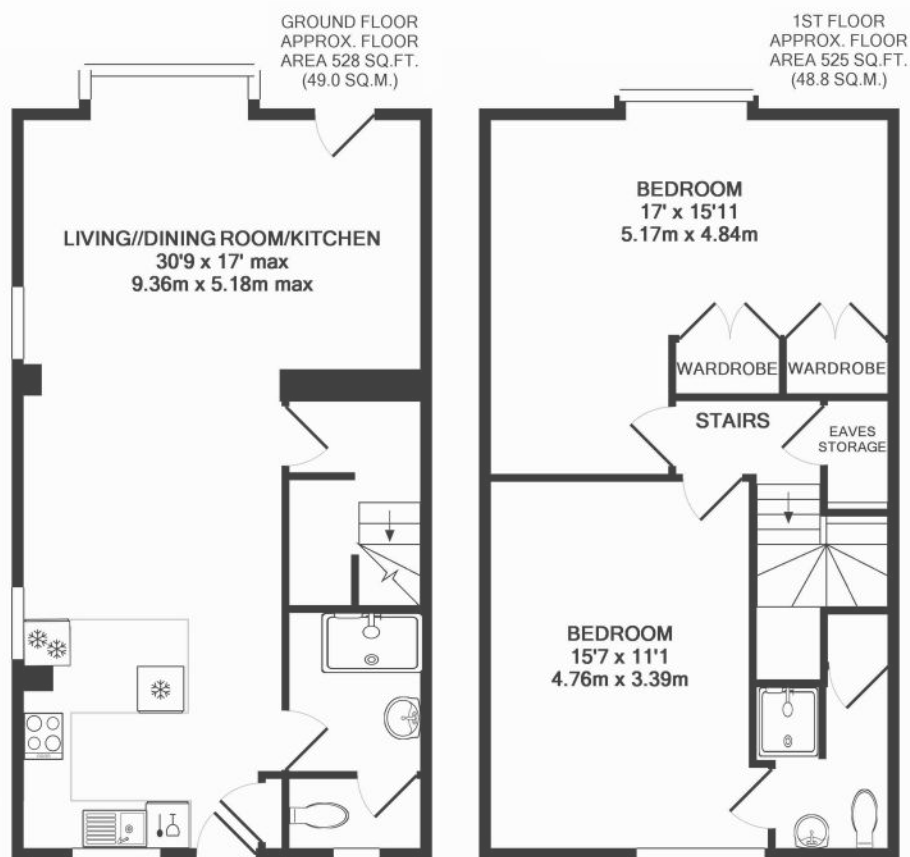
complete with stylish floor and wall tiling, heated towel rail, crisp white sanitary ware and shower enclosure.

The second bedroom, again a generous size, has a front aspect bay window with views towards the chapel and beyond over open countryside. The ceiling is vaulted with exposed beams and there is a range of built in wardrobes and cupboards.

To the rear of the property there is private terraced patio area with space for a table and seating. A gate leads to a lane at the rear over which the property has a right of way. There is on street parking available to the front of house. Services to the property include mains metered water, electricity and septic tank drainage. EPC rating E. Council tax band B.

Situated in the quiet rural hamlet of Rosenannon, Pell Allema Cottage is centrally located in the county within easy reach of the towns of Padstow, Wadebridge and St. Austell with local amenities found at nearby St Columb Major and Roche. The nearest school at St Wenn is less than two miles from the property. The countryside that surrounds the hamlet Rosenannon is truly unspoilt, with views from the property that extend for several miles over the surrounding landscape. The popular North and South coast beach resorts are just a 20 minute drive away. A number of local attractions, including the Camel Trail, Eden Project and Goss Moor National Nature Reserve, are also easily accessible. Excellent road links of the A30 and A39 are less than 10 minutes away and Newquay Airport, with international and domestic flights, is just 6 miles distant.

To find Pell Allema Cottage, leave Padstow and follow the A389 for approximately 6.5 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and follow all the way to Winnards Perch roundabout. At the roundabout, go straight across onto the B3274, signposted St Wenn and St Austell. Follow the road for approximately two miles before reaching a 90 degree bend in the road. Follow the signs for St Wenn and Withiel. After approximately one mile, turn left at the sign for Rosenannon. Follow the lane down the hill and along the lane for approximately one mile into Rosenannon. The cottage can be found on the left hand side. The postcode for satellite navigation is PL30 5PJ. What3words: varieties.friend.shifters



TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 SQ.M.)