Sunnyside
ROSENANNON
Jackie Stanley
ESTATE AGENTS

- ***Nestled in an Idyllic Rural Hamlet***
- ***Picture Perfect Detached Cottage***
- ***Three Bedrooms & a Modern Bathroom***
- ***Fully Renovated Characterful Accommodation***
- ***Wood Burning Stove & Cloam Oven***
- ***Internal & External Storage Facilities***
- ***Pretty & Well Stocked Front & Side Gardens***
- ***Extremely Quiet & Peaceful Rural Hamlet within easy reach of Bustling Wadebridge & the Rugged North Cornish Coast***

Sunnyside is a picture perfect three bedroom detached cottage delightfully residing within the peaceful rural hamlet of Rosenannon.

The current vendors have recently completed a top down scheme of renovation and refurbishment to create a comfortable and very pretty home within this idyllic location.

Sunnyside benefits from a new roof, new modern kitchen and bathroom, upgraded electrics and pressurised hot water system, original wide plank floorboards, UPVC double glazed windows, beamed ceilings, a multifuel stove with cloam oven and a replacement private drainage system.

The internal accommodation consists of a central entrance porch with French doors, an open plan living/dining room with the aforementioned multifuel stove at one end and open sided staircase rising to the first floor. From here is the high ceilinged utility room with surfboard storage, workbench, hot water cylinder and side door.

The kitchen has a modern range of floor and wall cabinets and drawers, freestanding electric cooker, space and plumbing for a washing machine, stainless steel sink, built in bench seating and stable door to the garden. Up on the first floor are two double bedrooms, a single bedroom and family bathroom.

To the side of the cottage is a lean-to storage facility, useful dry storage for bikes, lawnmower and tools. The pretty gardens wrap around the front and one side of Sunnyside and are well stocked with a variety of plants and shrubs with a tall mature tree. Off road parking is available across the lane but is not part of the freehold. Services to the property include mains water, electricity and shared private drainage. EPC rating TBC. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

Sunnyside, Rosenannon, PL30 5PJ

£380,000 guide

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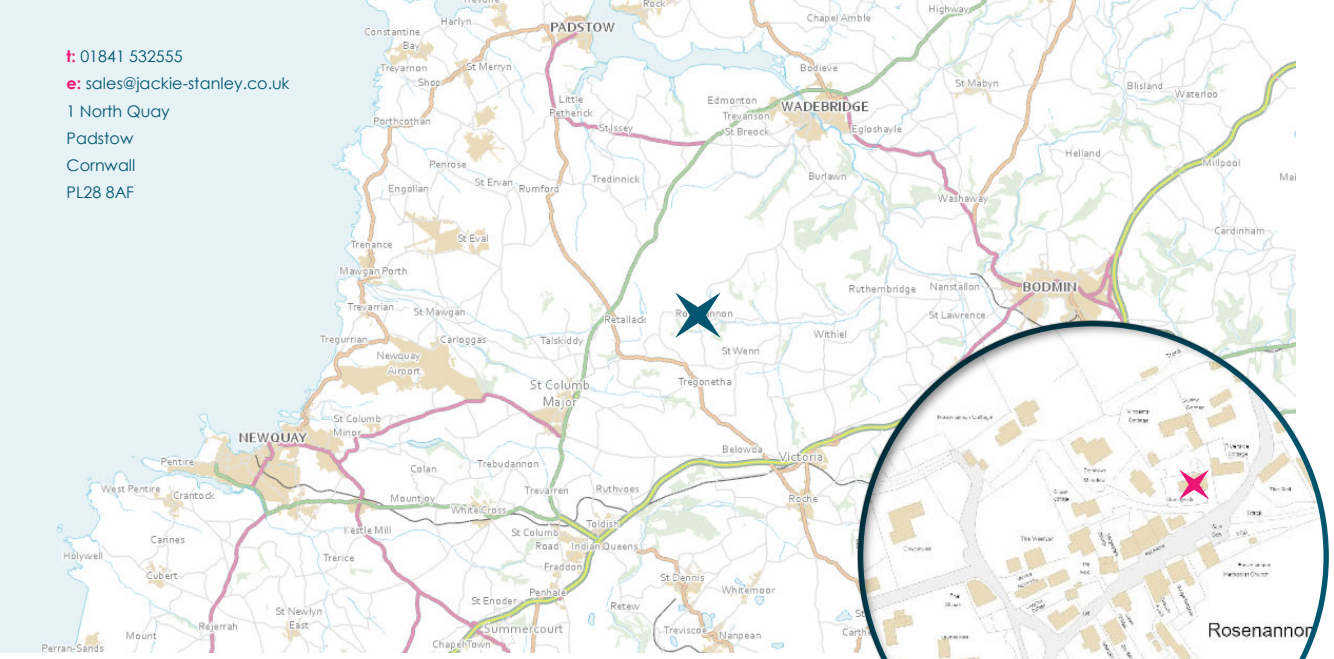

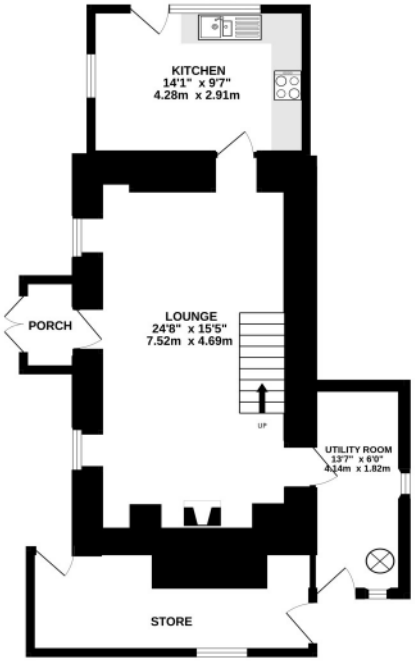

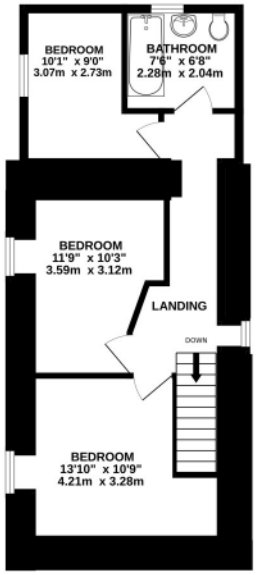

Situated in the quiet rural hamlet of Rosenannon, Sunnyside is centrally located in the county within easy reach of the towns of Padstow, Wadebridge and St. Austell with local amenities found at nearby St Columb Major and Roche. The nearest school at St Wenn is less than two miles from the property. 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 Sunnyside, 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: tastings.tightest.flush

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