



## 22 Cosawes Park, Perranarworthal, Truro, TR3 7QS

O.I.R.O £165,000

A deceptively sized, extended and incredibly versatile 1/2 bedroom park home, located within the highly regarded and exceptionally peaceful Cosawes Park, offering an open-plan kitchen/living space with side access onto a sunny side garden, generously proportioned main bedroom and a most intriguing garden room/snug providing the option of a 2nd bedroom, if required. To be sold with the added benefit of parking to the front and oil fired central heating.

### Key Features

- Beautifully maintained park home
- Open-plan kitchen/living area
- Decked side garden
- Parking for up to 2 vehicles
- 1/2 bedrooms
- Deceptive in size and offering plentiful storage
- For purchasers aged 55 or over
- Oil fired central heating



## THE LOCATION

Located almost mid-way between the cathedral city of Truro and port of Falmouth, both approximately six miles distant, excellent day-to-day amenities are available within the nearby village of Perranwell Station, less than one mile distant, including the highly regarded Perranarworthal primary school, village stores/sub-post office, public house, church, active village hall and regular bus and rail services.

## THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a stone shingle garden pathway leads to two steps rising to an obscure glazed uPVC side entrance door, opening into the:-

### ENTRANCE HALLWAY/UTILITY

Glazing to side elevation, reclaimed wood worksurface providing a countertop with space and plumbing for washing machine and dryer. Bespoke wooden shelving. Spotlights with dimmer switching, wood-effect flooring. Cupboard with hanging rail and shelving. Stairs to the snug/bedroom two. Obscure glazed uPVC entrance door leading into the:-

### KITCHEN/DINING/LIVING AREA

19'7" x 11'6" (5.97m x 3.53m)

Maximum measurements provided. Forming part of the main section of the property, comprising an initial lobby with oak door leading into bedroom one, the bathroom and directly opening to the kitchen area with living space beyond.

### KITCHEN AREA

A beautifully fitted Shaker-style kitchen with an array of cupboard and drawer units set below a roll top worksurface in an 'L' shape. Inset one and a half bowl stainless steel sink with drainer and mixer tap, Stoves electric oven with grill, four ring gas hob and stainless steel extractor fan. Space and plumbing for dishwasher, together with further space for white goods including separate fridge and freezer. Natural tiling at mid-point. Supplementary pantry cupboard. Bespoke reclaimed wood shelving. Continued worksurface space set opposite main units. Continuation of wood-effect flooring, stripped timber ceiling. Clear glazed double doors to side elevation, opening onto a superb decked area. Opening leading into the:-

### LIVING AREA

Triple aspect with an array of glazing to three sides, offering a bright and open feel. Continuation of wood-effect flooring and stripped timber ceiling. Feature contemporary focal point electric heater in the style of a wood burning stove, set on a raised reclaimed wood plinth. Bespoke reclaimed timber shelving. Two radiators, Danfoss wall-mounted heating and hot water thermostat.

### BATHROOM

A contemporary white three piece suite comprising low flush WC, pedestal wash hand basin with tiled vanity unit and feature reclaimed timber display shelf. Panelled bath with concealed storage, curved shower screen and shower attachment. Wall-mounted heated towel rail. Broad obscure glazed window to side elevation. Tiling to floor and walls.

### BEDROOM ONE

12'10" x 9'9" (3.91m x 2.97m)

A generously sized double bedroom, double aspect in nature

with glazing to the side and a broad window to the rear, providing a wooded outlook over the nearby surrounding trees and lower Cosawes, two radiators. Comprehensive built-in wardrobe space, together with oak door to airing cupboard with wooden slatted shelving and radiator.

### SNUG/BEDROOM TWO

11' x 10'6" max (3.35m x 3.20m max)

A most intriguing addition to this particular park home and likely a rarity within Cosawes: a room offering a variety of different uses, currently utilised as a garden room/snug providing the possibility of becoming a bedroom, if required. Array of glazing to four sides, decommissioned external door leading to side garden and obscure polycarbonate ceiling bringing in copious amounts of natural light and offering a feel which, quite literally, 'brings the outside in'. Stripped timber flooring, two radiators, corner cupboard with hanging space. Book shelf concealing an entranceway into the:-

### LOWER SPLIT-LEVEL STORAGE ROOM

A particularly quirky addition with steps down to a walk-in storage area, exceptionally useful with sloped ceiling and access to the chassis underneath the park home. Wall-mounted cupboards, light and power. Rear access door leading to the exterior.

## THE EXTERIOR

### TARMACADEM PARKING

Offering space to the front of the property for up to two vehicles. Designated side path leading onto the:-

### SIDE AND REAR GARDENS

Beautifully landscaped and incredibly well-stocked areas surround the property, providing a small oasis in which the park home sits centrally within, comprising an array of flourishing plants, shrubs and bushes. Low maintenance pathway laid to stone chippings with timber rear gate to the far boundary, providing access to lower Cosawes. Continuing around the property, a small number of steps rise to an enclosed side terrace featuring metal storage unit and beyond, a particularly wonderful area of side decking, making for a fantastic sun trap, once again, enclosed by timber panel fencing and allowing access to the front driveway via a timber side gate (not currently in use). Oil tank set on a raised concrete foundation. Encased Worcester oil boiler.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating. We understand the water and drainage costs are billed for the entire site and each property share is calculated by the number of occupants.

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

Each plot is leased direct from Cosawes Park, with an annual pitch fee of £2,797.52, which covers general maintenance of the site, road and infrastructure maintenance, lighting, hedge cutting and general site insurance. We understand there is an age restriction within Cosawes Park of 55 or over. Dogs are not permitted

however, cats are allowed. Sub-letting within the site is not allowed.

## **VIEWING**

By telephone appointment with the vendor's Sole Agent -  
Laskowski & Company, 28 High Street, Falmouth, TR11  
2AD. Telephone: 01326 318813.



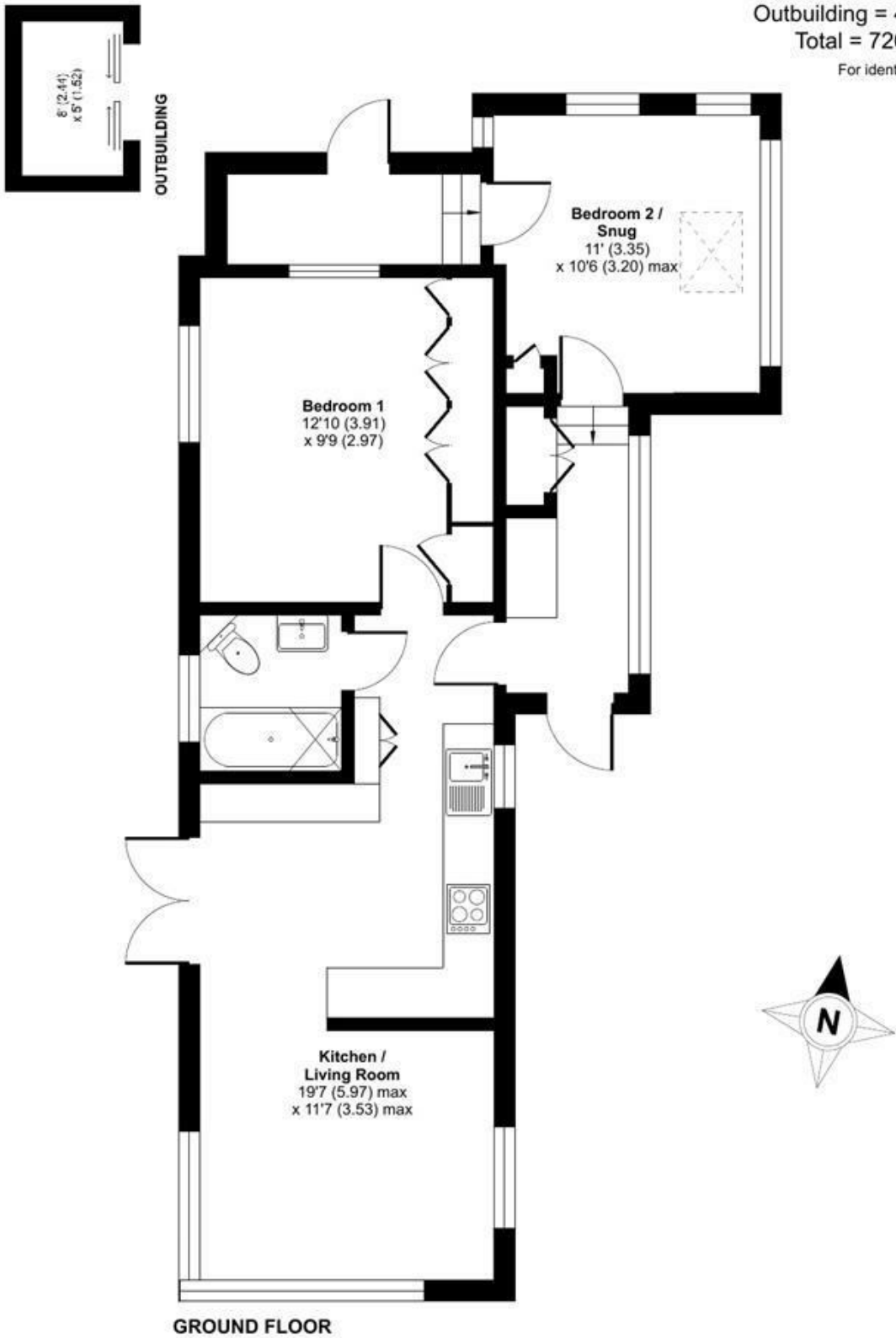
Cosawes Park Homes, Perranarworthal, Truro, TR3

Approximate Area = 680 sq ft / 63.1 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 720 sq ft / 66.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Laskowski & Company. REF: 1004639