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## Rose Cottage Tresean, Newquay TR8 5HN

**£680,000**

AN UTTERLY UNIQUE AND ABSOLUTELY BEAUTIFUL FOUR BEDROOM DETACHED COTTAGE NESTLED IN THE PEACEFUL HAMLET OF TRESEAN, CLOSE TO CUBERT VILLAGE. THIS PROPERTY HAS EXCEPTIONAL GARDENS, AMPLE PARKING AND IS FULL OF CHARM AND CHARACTER WITH ALL THE MODERN TOUCHES WE EXPECT.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- EXCEPTIONAL FOUR DOUBLE BEDROOM COTTAGE
- QUAIN VILLAGE LOCATION
- PROPANE GAS CH AND LOG BURNER
- BOOT ROOM AND UTILITY ROOM
- EXCEPTIONAL GARDENS
- AMPLE PARKING AND OUTDOOR STORE
- SPACIOUS FAMILY FRIENDLY ACCOMMODATION
- RECENTLY REPLACED WINDOWS
- CHARMING AND FULL OF CHARACTER
- ONLY FOUR MILES TO NEWQUAY

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## DESCRIPTION:

Rose Cottage is nestled in the picturesque hamlet of Tresean within postcard worthy surroundings. Just on the outskirts of Cubert Village, this property offers everything a modern family could wish for and is every inch as charming as the village itself. The landscape surrounding Cubert village comprises of beautiful countryside, farmed fields and stunning scenery all pointing towards the North Cornish coast only a couple of miles away.

The nearest village of Cubert offers a good range of day to day amenities including a well regarded bakery, a post office, pub and Primary School. The Smugglers Den Inn on the outskirts of the village is renowned locally for offering great quality food in traditional surroundings.

From Cubert, there are many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is just over a mile away and the stunning vast expanse of golden sand at Crantock is just under two miles on foot. This village lies approximately three miles south east of the vibrant town of Newquay which offers a wide and varied range of shops, cafes and bars, not to mention some of the most stunning beaches and coastline on the north Cornish coast.

This property has been lovingly cared for by the current owners and offers spacious family friendly accommodation with many modern touches. The front door is a real feature and guides you into the dual aspect lounge with stairs to the first floor. The lounge has a cosy feel complimented by a log burner with ample space for plenty of furniture, and enough room for the whole family to relax.

The L-shape kitchen/diner/snug, at the rear is the hub of this gorgeous home and truly is something to love! It's a brilliant family room with ample space for a dining table, a snug area and a practical kitchen. This room is bathed in natural light with a window to the side and two sets of doors opening into the garden. It's the perfect entertaining space and ideal for families. Practically, the bespoke shaker style kitchen has a generous range of duck egg coloured units, with an integrated dishwasher, a traditional Belfast sink and space for a Range style cooker with a pantry providing lots of additional storage. There is a Boot Room accessed via the kitchen providing much welcomed storage and the Utility Room has space and plumbing for a washing machine and tumble dryer.

All four bedrooms can be found on the first floor. There's two at the front and two at the rear. The bedrooms are all a good size and have just been re-carpeted, mostly with dual aspect windows with nothing but open green fields and woodland for as far as the eye can see! Also on the first floor is a particularly spacious family bathroom with a bath and separate shower, a storage cupboard and a useful separate wc.

This property has propane gas central heating with a brand new boiler and the windows have all been recently replaced. The vendors choice of design and décor creates for a warm and welcoming home, the whole property is a delight to explore. The lounge has recently been redecorated.

Externally, there's ample driveway parking at the front with access to the useful store and at the rear, the gardens are mature, private, sheltered and peaceful. A beautiful Monkey Puzzle Tree is a real feature of the garden which has a large lawned area, a recently created patio, a play area, a garden shed and a gentle stream at the bottom.

In summary, this unique family home offers all the modern touches we expect but reminders of the properties history and heritage are hinted at throughout. Any family will be proud to call Rose Cottage their 'home'.

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Lounge  
7.16m x 4.34m (23'6 x 14'3)

.

Kitchen Diner L Shape  
8.38m x 6.53m (27'6 x 21'5)

.

Boot Room  
3.28m x 2.54m (10'9 x 8'4)

.

Utility Room  
3.18m x 2.64m (10'5 x 8'8)

.

Bedroom 1  
4.14m x 3.35m (13'7 x 11'0)

.

Bedroom 2  
4.11m x 2.82m (13'6 x 9'3)

.

Bedroom 3  
3.40m x 3.38m (11'2 x 11'1)

.

Bedroom 4  
3.23m x 2.97m (10'7 x 9'9)

.

Bathroom  
3.25m x 3.23m (10'8 x 10'7)

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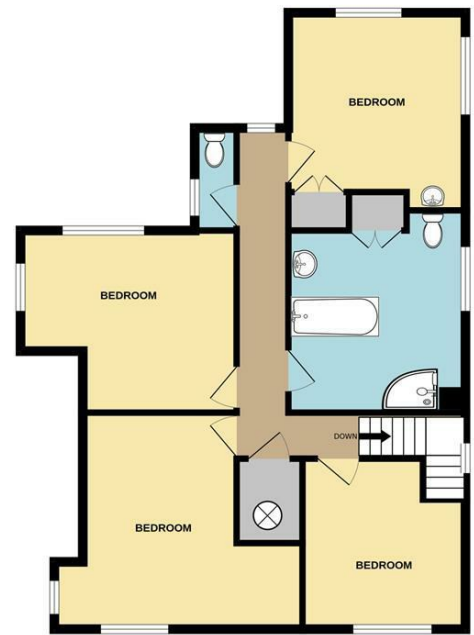
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**FLOORPLAN:**

GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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