

# Rose Cottage



Rose Cottage,  
Otterham Station. PL32 9SW.





# Rose Cottage

Otterham Station, Cornwall, PL32 9SW.

£249,950 Freehold



- ) Four Bedroom family home
- ) Oil central heating and uPVC double glazing throughout
- ) Wonderful family home
- ) Large garden with decking and workshop
- ) Potential annexe to the side
- ) Parking for two vehicles



## KEY FEATURES

- LOUNGE
- DINING ROOM/BEDROOM 4
- STUDY/BEDROOM 3
- BREAKFAST ROOM
- KITCHEN
- DETACHED POTENTIAL ANNEXE
- LARGE WOODEN WORKSHOP
- PRIVATE REAR GARDENS
- OFF ROAD PARKING

## DESCRIPTION

Conveniently located at Otterham Station on the A39 through road to Bude, Rose Cottage stands within a good sized plot with gardens and outbuildings. This is a substantial character home with room for expansion and development.

Although the A39 is not a hugely busy road, the proximity of Rose Cottage means that there is a level of traffic noise to consider before booking your viewing.

### Measurements are approximate:

Double glazed front door opens into an **entrance porch** with a half glazed stepped timber door leading through to the **entrance hall** which has a radiator and staircase to the first floor.

### LOUNGE

Double glazed bay window to the front aspect. Two central heating radiators. Open fireplace with slate surround (not in use)

### DINING ROOM / BEDROOM 4

Double glazed bay window to the front aspect. Two central heating radiators.

### STUDY / BEDROOM 3

Double glazed window to the rear aspect. Rayburn range installed into fireplace recess (not in use). Two central heating radiators.

### BREAKFAST ROOM

Double glazed window to the rear aspect. Built in cupboards. Central heating Combi boiler. Former fireplace recess.

### KITCHEN

Windows to the rear and side with views onto the rear garden. A range of modern wall and base units with roll top work surfaces. Space and plumbing for washing machine and dish washer. One and a half bowl stainless steel sink with mixer tap. Space and power for fridge freezer.

### LANDING

Double glazed window to the rear aspect.

### BEDROOM 1

Double glazed window to the front aspect. Radiator. Eaves storage all round. Vaulted beamed ceiling.

### BEDROOM 2

Double glazed window to the front aspect. Radiator. Eaves storage all round. Vaulted beamed ceiling.

### BATHROOM

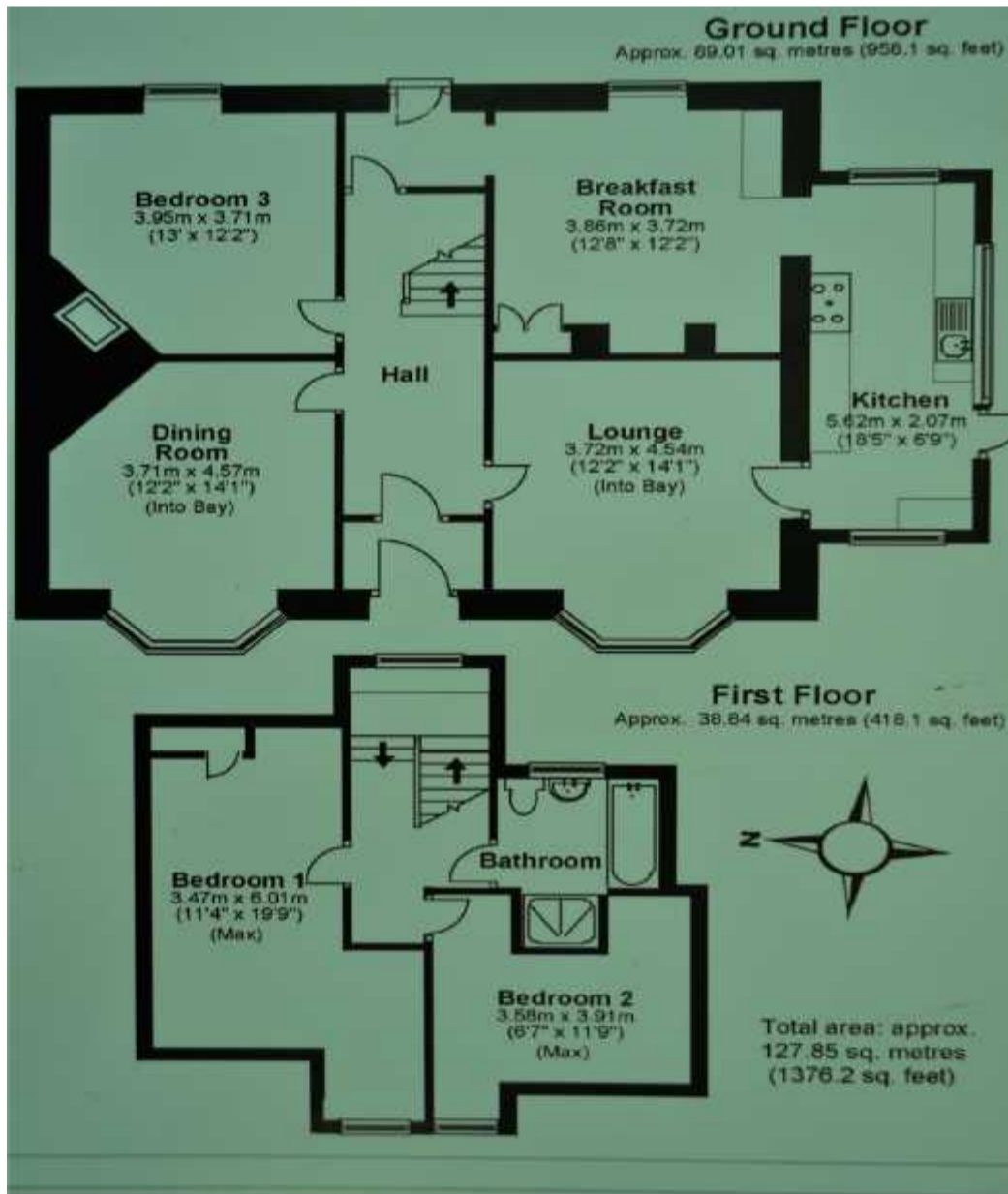
Suite comprising of panelled bath, pedestal wash hand basin, low level WC. Separate shower cubicle with mains shower fitted. Cupboard with shelving. Radiator. Diffused window to the rear aspect.

### OUTSIDE

To the front is a small walled garden with high growing shrubs giving privacy and insulation from the road. To the rear is the parking area and the former garage (4.11m x 3.84m) which is ideal for conversion to an annexe / office / studio space. Beyond is the rear garden which is a good size and mainly laid to lawn with a large decking area to the rear of the cottage. To the rear of the garden is a large Timber shed / workshop (4.75m x 3.61m).

**Mains water and electricity. Heating and Hot Water by Oil. Private Drainage.**

EPC Rating:



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