

ROSEDALE

MID CORNWALL



ROSEDALE

Lostwithiel, Cornwall, PL30 5AR

Countryside Eco home retreat set within
11 acres of private nature reserve

- Lostwithiel – 2.5
- Lanhydrock – 2.5
- Eden Project – 5.5
- Fowey – 8
- Cornwall Airport (Newquay) – 17
- Truro – 23

(All distances are approximate and in miles)

- Completed in 2015
- Unspoilt countryside situation
- 4 bedrooms / 3 bathrooms
- Open plan, double height living room
- Single storey accommodation
- Ground source heat pump, photovoltaic and solar thermal energy
- 11 acres of grounds

IN SUMMARY

Rosedale was originally a cottage that has, in the past four years or so, been totally transformed, rebuilt and substantially extended to now form an architect-designed countryside retreat set within a natural landscape.

The minimalist feel of this fascinating Eco home is enhanced and defined by a double height open plan living area and 2017-fitted kitchen (utilising the traditional two-storey façade) and a linking hallway serving the bedrooms. The master bedroom suite features its own terrace over the pond creating a calming and inspiring outlook. There are three further bedrooms, a large plant / utility room, study area and plenty of parking, including a useful store.

In all, around 2,100 square feet (200 square metres) providing a surprising, unassuming and truly unique rural lifestyle.





GARDENS AND GROUNDS

Westerly-facing garden and pond with woodland backdrop, enjoying plenty of afternoon sunshine. Lawns, kitchen garden area, gated parking for several cars and a total of 11 acres of water gardens and woodland, part of which is SSSI.

SITUATION

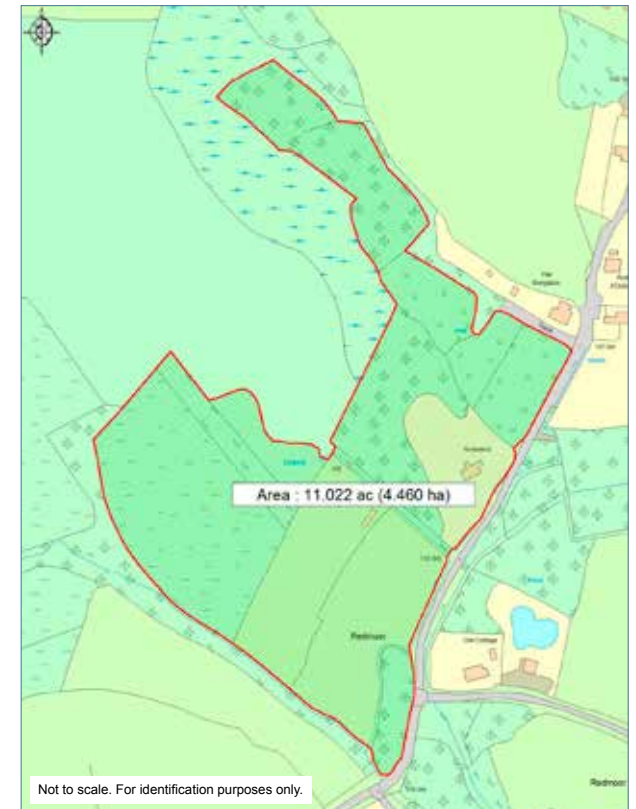
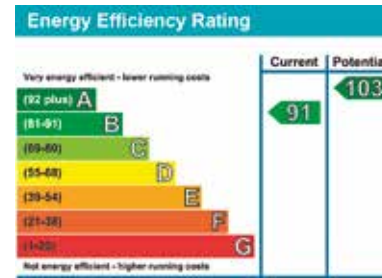
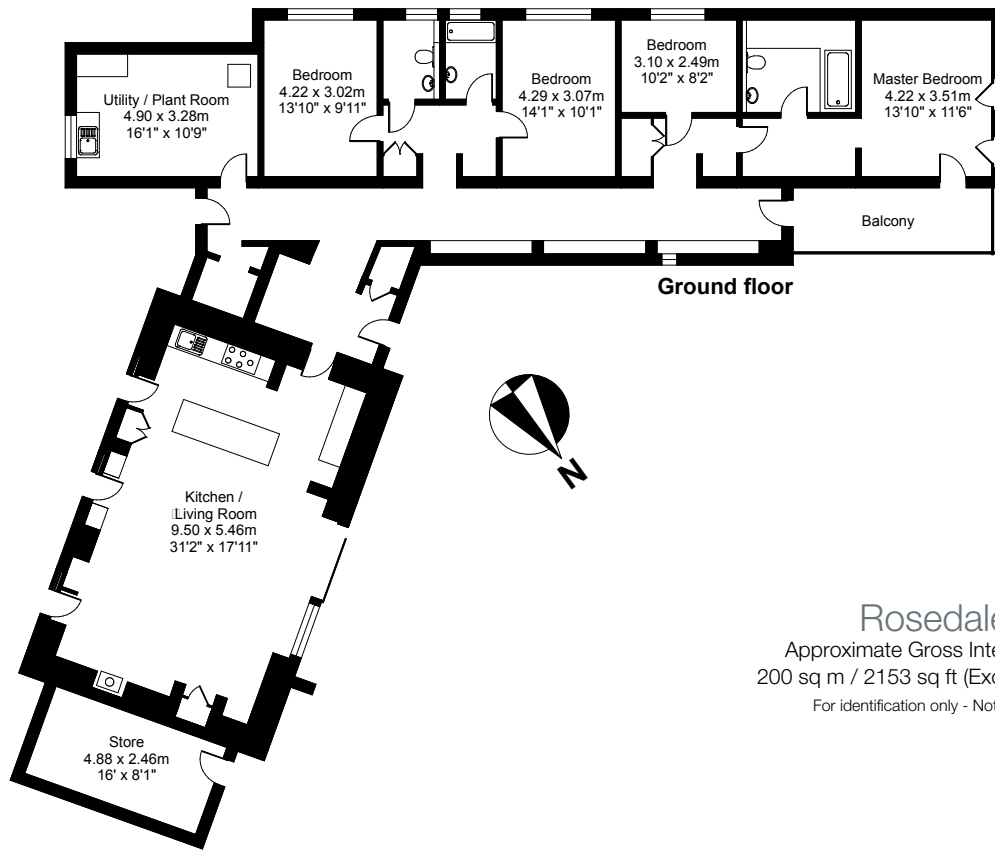
Within only three miles of Lostwithiel, the area of Red Moor is a nature reserve of wetlands and woodland totalling some 200 acres and notified as SSSI in 1979.

Lanhydrock, situated between the open moorland of Bodmin to the north and the wooded valleys of the south, is widely regarded as one of the most beautiful and unspoilt parts of Cornwall, most famous for the magnificent National Trust managed Lanhydrock House.

Nearby Lostwithiel was the ancient capital of Cornwall over 700 years ago. It is an attractive town famed for its antiques and individual boutiques, delis and restaurants. There are pleasant riverside walks and the ruins of Restormel Castle nearby overlook the river valley.

Just eight miles away, Fowey is renowned for its safe, deep water anchorage and sailing. Food lovers are well looked after with excellent restaurants lining the high street.





Rosedale
Approximate Gross Internal Area
200 sq m / 2153 sq ft (Excludes Store)
For identification only - Not to scale

SERVICES & BROADBAND

Mains water, private drainage, mains electricity. Ground source heat pump supplemented by photovoltaic and solar thermal energy. Council tax: Band D. Broadband: 15-20 Mbps (satellite)

PLANNING

Consent granted in 2011 (ref PA11/08812). Architect's certificate and building regulations compliant / certified.

DIRECTIONS

From the A30, exit on to the A38 heading towards Bodmin and Liskeard. At the Turfdown Roundabout take the 3rd exit towards Lanyhydrock. At the next roundabout take the 1st exit on to B3268 and continue south passing through Trebyan and Maudlin.

Continue up the hill and turn right, signposted Lanlivery and Redmoor. Continue along this narrow road and straight over at the crossroads. After 0.6 miles (having passed through the hamlet of Boslymon), Rosedale is situated on the right hand side (with a timber gate and American style letter box).

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Details and photographs October 2017. 17/10/10 AS

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