



Bond
Oxborough
Phillips

Changing Lifestyles

Pell Allema Cottage
Rosenannon
Bodmin
PL30 5PJ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £340,000



Changing Lifestyles

01208 814055

Pell Allema Cottage, Rosenannon, Bodmin, PL30 5PJ



- Beautifully Presented Cottage
- Offering Two Bedrooms
- Sought After Village Location
- Open Plan Living Accommodation
- Woodburner
- En Suite & Additional Shower Room
- Courtyard Garden to the Rear



Discover this stunning two-bedroom cottage in the charming village of Rosenannon. Modernised to a high standard, the property is immaculate throughout, while retaining delightful hints of character that add to its unique charm. The ground floor welcomes you with a spacious living room, complete with a cosy log burner, creating a warm and inviting atmosphere.

This leads seamlessly into the dining room and contemporary kitchen, forming an open-plan living space that serves as the central hub of the home. Perfect for entertaining guests and loved ones, this area exudes both comfort and style.



Also on the ground floor is a capacious family bathroom, thoughtfully designed to blend modern amenities with classic touches. From here, you can access the back garden area, an ideal spot for relaxing or enjoying outdoor activities. Upstairs, the cottage features two spacious double bedrooms, each boasting vaulted ceilings that enhance the rooms' openness and carry through the overall bright and airy feel. One bedroom comes with an en-suite bathroom, providing added convenience and privacy, while the second bedroom offers ample built-in storage, ensuring a clutter-free living space.

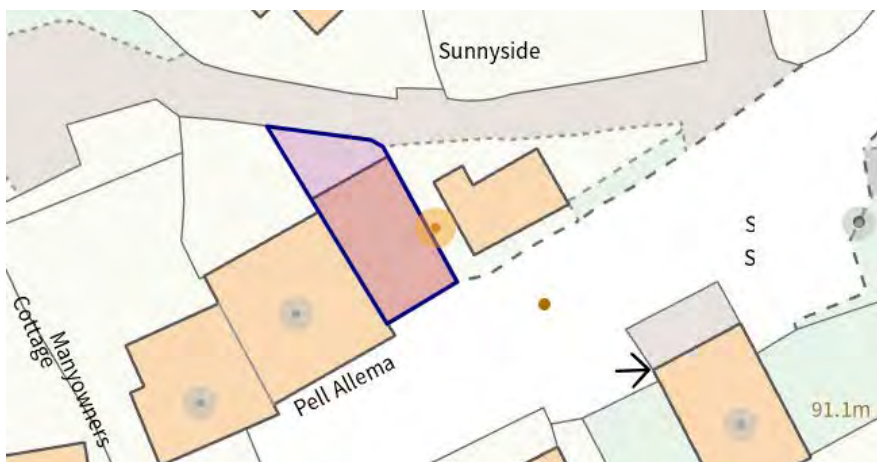
This immaculate cottage, with its blend of modern convenience and characterful charm, is a perfect retreat in the picturesque setting of Rosenannon.

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The property is perfectly placed from which to explore the North Cornish countryside including Bodmin Moor as well as being the gateway to the beautiful scenery and stunning beaches on the North Cornish Coast.

Wadebridge is some 6 miles to the north and supports a wide range of independent shops, schooling, 2 medical centres, cinema and of course the Camel Trail offering wonderful walks, cycle rides and water based activities from both Rock and Padstow.

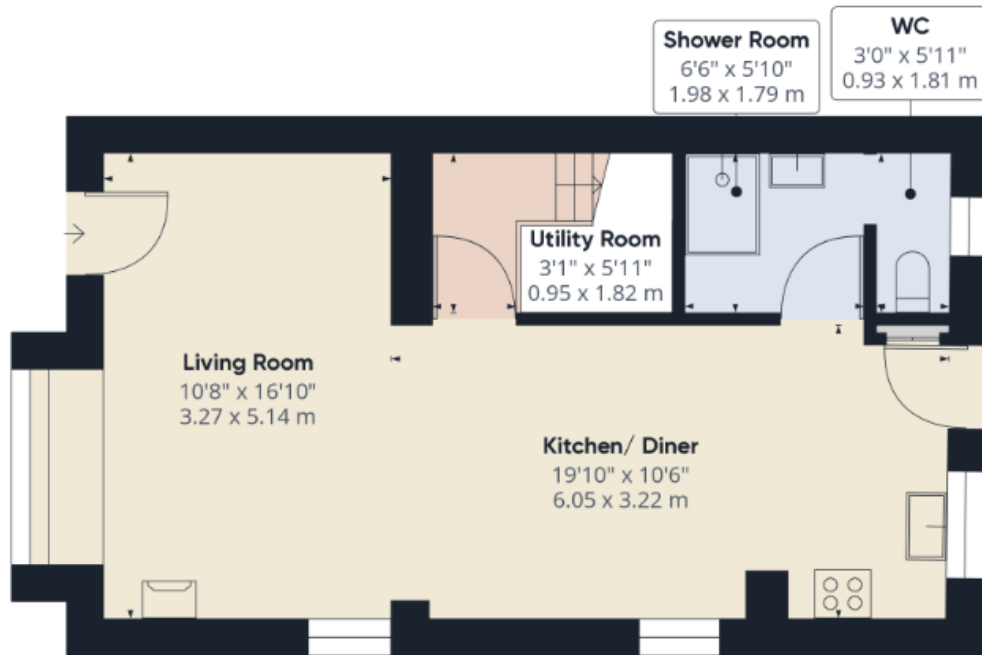
You are a stones throw away from the resorts of Retalick and Hustyns.



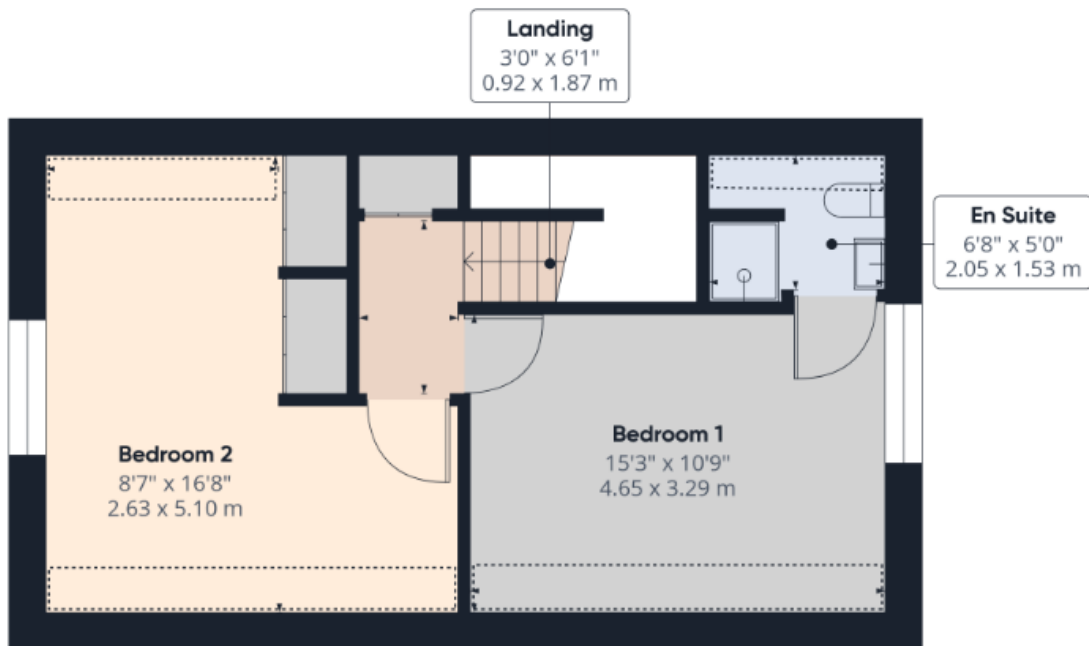
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.