



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Carpenters Workshop

Rosenannon

PL30 5PJ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £450,000



Changing Lifestyles

01208 814055

The Old Carpenters Workshop, PL30 5PJ



Set in the heart of Rosenannon sits a modern three bedroom detached home, with generous living space throughout...

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Rural Views
- Prime Location - 15 Minute Drive to the Coast!
- Open Plan Kitchen, Dining & Living Space
- Practical Utility Room
- Underfloor Air Source Heating
- Private Garden
- Media Wall Included
- 1 Owner from New!
- Off-Road Parking
- Council Banding - D
- EPC - B



Welcome to The Old Carpenters Workshop, a charming 3-bedroom detached family home nestled in the highly sought-after village of Rosenannon. This delightful property offers a perfect blend of modern living and rustic charm, making it an ideal haven for a growing family.

Upon entry, you are greeted by a spacious hallway that sets the tone for the rest of the home. A stunning staircase immediately catches the eye, and a well-appointed downstairs bathroom adds both convenience and a touch of luxury.

Continuing through the property, you will discover the jaw-dropping open-plan kitchen, living, and dining space. This stunning area provides the perfect setting for socialising and entertaining, while also serving as a cosy retreat. The living area boasts a state-of-the-art media wall, adding a touch of luxury, and offers ample space for large furnishings, making it a versatile space for any family.

The large, modern kitchen features a sleek design with eye-catching cupboards, perfect for culinary activities. It is equipped with built-in modern appliances, including a dishwasher, oven, grill, and hob. Adjacent to the kitchen is a handy utility space with built-in cupboard space and plumbing for white goods, offering easy access to the garden.

Upstairs, you will find three bedrooms, each with stunning countryside views. The master bedroom is complemented by its own en suite and features wooden shutters that add character to the room. The family bathroom, finished to a high standard, includes a shower, W/C, bidet, and basin.

Externally, The Old Carpenters Workshop sits on a low-maintenance plot surrounded by mature plants and wildlife. The property provides parking for multiple vehicles, enclosed by a beautiful stone wall. A pergola offers a great spot to enjoy the surrounding natural beauty, and a raised decking area is perfect for outdoor dining.

A viewing is highly recommended to truly appreciate this wonderful family home. Don't miss the opportunity to make The Old Carpenters Workshop your own.



Changing Lifestyles

Rosenannon is a quaint and picturesque village nestled in the lush, rolling countryside of Cornwall. Known for its tranquil ambiance and scenic beauty, Rosenannon is a hidden gem that offers a perfect retreat from the hustle and bustle of modern life. The village is surrounded by verdant fields, ancient woodlands, and winding country lanes that invite leisurely strolls and exploration.

Rosenannon boasts a rich history, with charming stone cottages and historic buildings that tell the story of its past. The village community is tight-knit and welcoming, often coming together for local events and festivities that celebrate their heritage and natural surroundings.

Within close proximity to Wadebridge, Rosenannon enjoys easy access to a range of amenities and services. Wadebridge is a vibrant market town that offers a variety of shops, cafes, and restaurants, as well as cultural attractions and recreational facilities. The nearby Camel Trail, a popular walking and cycling route, provides an excellent opportunity to explore the stunning landscapes of North Cornwall.

For those who appreciate nature and outdoor activities, Rosenannon is ideally situated. The surrounding area is dotted with scenic trails, perfect for hiking, horseback riding, and birdwatching. The village's peaceful setting, combined with its convenient location near Wadebridge, makes Rosenannon an idyllic spot for both residents and visitors seeking a slice of rural Cornwall.



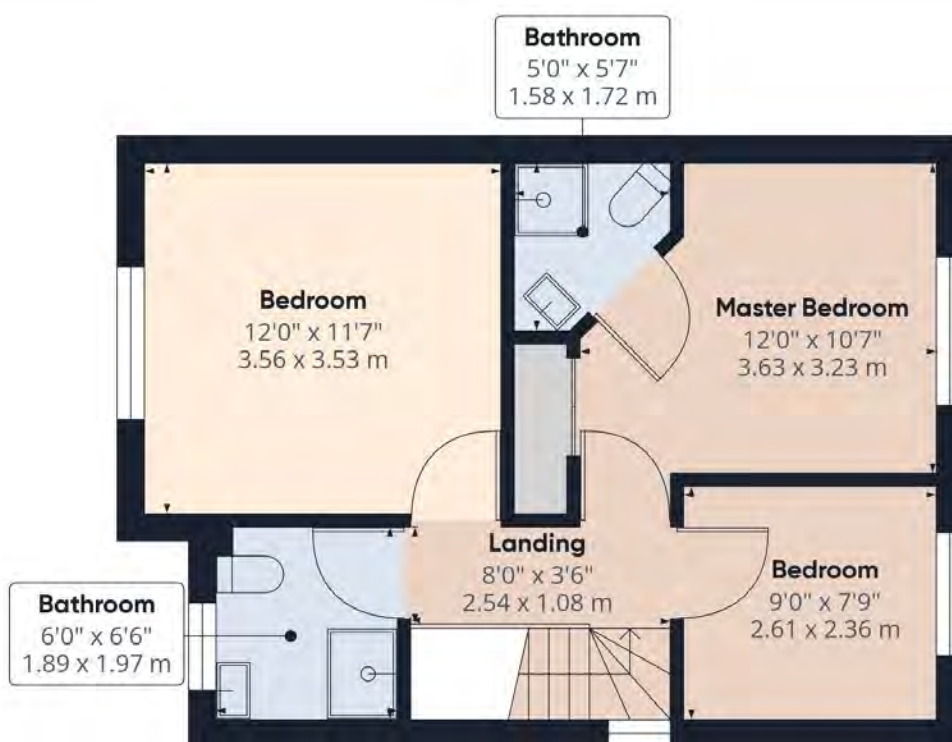
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

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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.

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