



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# The Old Carpenters Workshop

## Rosenannon

### PL30 5PJ



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Asking Price - £435,000



# 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



Step through the front door into a generous hallway where a striking staircase immediately sets the tone for the home's elegant interior. A sleek downstairs bathroom adds a touch of luxury and practicality, while beyond lies the showpiece of the property – a stunning open-plan kitchen, living, and dining space.

Perfect for both entertaining and everyday family life, this expansive area is anchored by a stylish media wall and bathed in natural light. The contemporary kitchen features statement cabinetry, integrated appliances, and a seamless connection to a utility room that opens directly onto the garden.

Upstairs, three beautifully appointed bedrooms make the most of far-reaching rural vistas. The principal suite features charming wooden shutters and its own en suite, while a stylish family bathroom offers a shower, W.C., bidet and basin – all finished to an impeccable standard.

This home has been future-proofed with an impressive EPC Band B rating and an air-source heat pump ensuring excellent energy efficiency and low running costs.

Ultrafast full fibre broadband (up to 900 Mbps) makes working from home effortless, while an EV charging point and boarded loft add further convenience. Low council tax (Band D) enhances its appeal as both a stylish and cost-effective home.

Outside, the landscaped garden is enclosed by a traditional Cornish stone wall, offering privacy and charm. Flowering beds provide seasonal colour, while a pergola and raised decking create perfect spots for alfresco dining or simply soaking up the peace of village life.

Rosenannon is a sought-after hamlet surrounded by rolling fields, ancient woodland and abundant wildlife, yet just a short drive from Wadebridge, the Camel Trail and North Cornwall's spectacular beaches. It's a place where every day feels like a getaway.

The Old Carpenters Workshop is a rare find – a characterful, efficient and beautifully finished home in one of North Cornwall's most idyllic locations. Early viewing is highly recommended.

# 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.



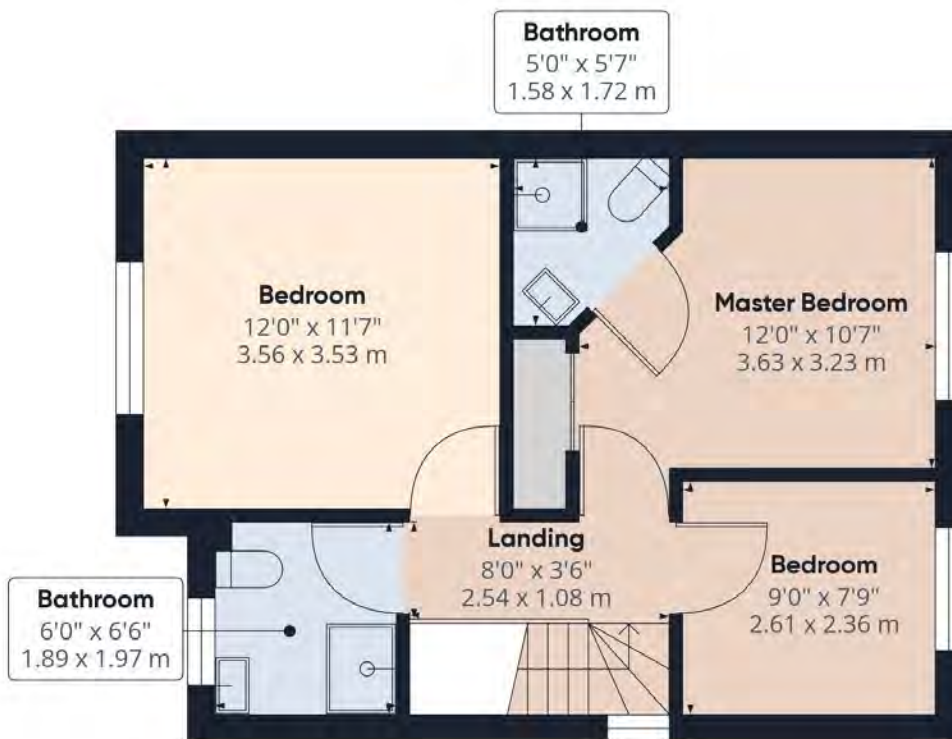
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

## Have a property to sell or let?

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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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