

Roscullion Farmhouse

ST ERVAN



Jackie Stanley
ESTATE AGENTS



- **Handsome Detached Farmhouse of over 2,000 Square Feet**
- **Tranquil Rural Spot Five Minutes from Picturesque Padstow & the Seven Bays**
- **Four Double Bedrooms**
- **Four Individual Reception Rooms**
- **Beautifully Presented Elegant Accommodation**
- **Modern Kitchen, Beamed Ceilings & Wood Burning Stove**
- **Approximately 0.75 Acres of Gardens & Grounds**
- **Long Private Gated Driveway with Ample Off Road Parking**



Perfectly positioned in a rural setting just five minutes drive from picturesque Padstow and the beautiful beaches of the North Cornish Coast, is Roscullion Farmhouse. This handsome and substantial four bedroom detached farmhouse can be found at the end of a long private gated driveway, blissfully peaceful amongst 0.75 acres of gardens and grounds.

Noteworthy attributes include original stonewalls, red brick detailing, coigns and lintels all under a traditional slate roof. Inside, one will find thick stone walls, heritage style double glazed windows, beamed ceilings, window seats, stripped pine internal doors, wall lights a wood burning stove and a Victorian tessellated tiled floor.

Roscullion boasts no less than four individual reception rooms, four genuine double bedrooms and two bathrooms within its 2,017 square feet of light and generously proportioned accommodation. The kitchen is a wonderful social space, full of natural light from the array of windows that encompass the dining room. The kitchen itself is of modern farmhouse design, shaker style with granite work surfaces, central island, integrated dishwasher and Rangemaster cooker. There is also a separate utility room and wetroom style shower room.

The main living room has huge character, beams, wood burning stove and a restful ambience. The two further reception rooms include a snug/sitting room and games room with character of their own. Up on the first floor are the four double bedrooms, each flooded with natural light and higher than average ceilings. The family bathroom incorporates a white suite and heated towel rail complete with a thermostatic shower over bath and vanity cupboard. There is also a separate cloakroom.

The gardens and grounds of Roscullion Farmhouse extend to approximately 0.75 acres with a long private gated driveway leading right up to the house. Mainly laid to lawn, the gardens are interspersed with large shrubs and mature trees with three

Roscullion Farm, St Ervan, PL27 7RX

£1,000,000 guide



t: 01841 532555

e: sales@jackie-stanley.co.uk

1 North Quay

Padstow

Cornwall

PL28 8AF



"Five minutes drive from picturesque Padstow, blissfully peaceful and set amongst 0.75 Acres of gardens & grounds"

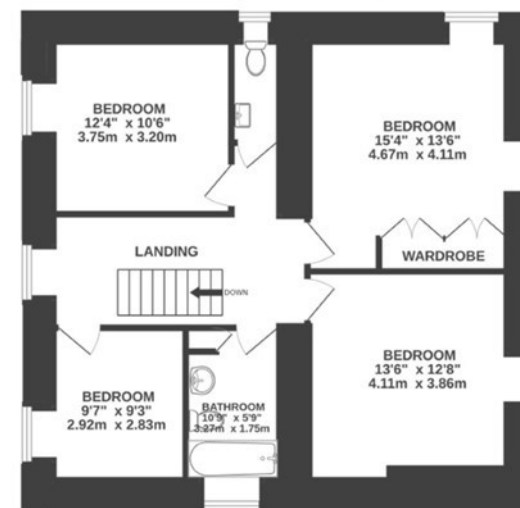
storage sheds and an area of raised decking to the rear. The property is surrounded by miles of open farmland with just one near neighbour adding to the blissfully peaceful locale. Services to the property include mains electricity and water, private drainage and oil fired central heating with fibre optic broadband connection. EPC rating D. Council tax band E.

Roscullion Farmhouse is situated just two miles distant from the historic and picturesque fishing town of Padstow, offering an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The stunning beaches of Trevone, Harlyn, Constantine Bay & Trevarnon Bay are all within a five mile radius with the property surrounded by miles of open countryside.

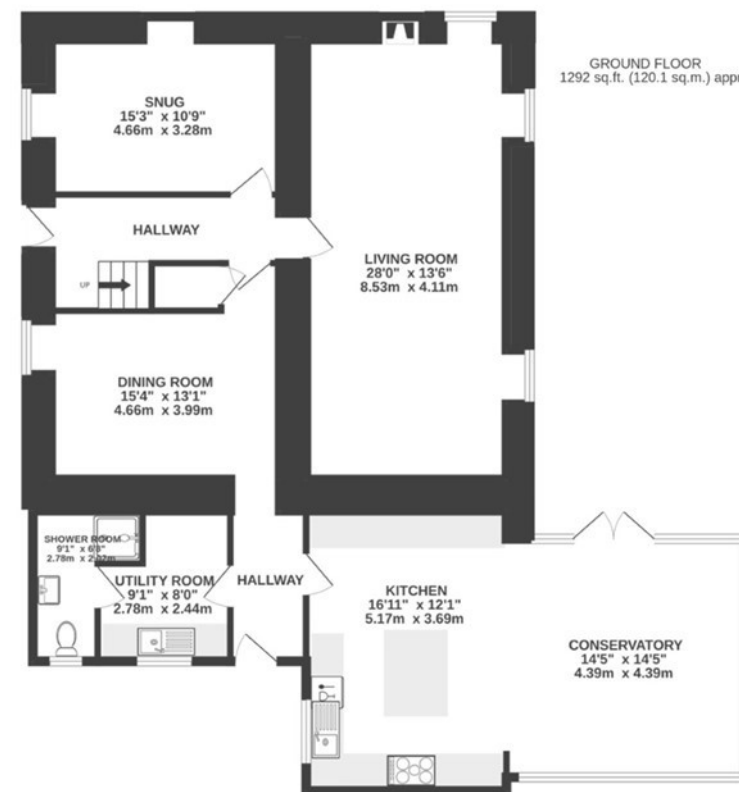
Within seven miles is Wadebridge, a thriving market town on the river Camel which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station with routes to London Paddington is Bodmin Parkway, approximately eighteen miles distant. Newquay airport, with domestic and international flights is just eleven miles away.

To find Roscullion Farmhouse, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Just before the turning to Little Petherick, turn right by the row of cottages. Follow this lane for approximately 0.3 miles and the gated entrance to Roscullion Farmhouse can be found on the right hand side. The postcode for satellite navigation is PL27 7RX. What3words: diggers.pupils.nail

TOTAL FLOOR AREA : 2017 sq.ft. (187.4 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



GROUND FLOOR
1292 sq.ft. (120.1 sq.m.) approx.