



## Perranarworthal

Detached exceptionally presented park home  
Situated in a desirable and picturesque woodland setting  
Three bedrooms  
Principal bedroom with en-suite  
Versatile rear hobbies room  
Backing onto open fields and countryside  
Garage and parking facilities  
UPVC double glazing, central heating  
South-east facing gardens with a range of decking and patio areas  
Being sold with the benefit of 'no onward chain'

Guide £220,000 Leasehold

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REF: SK7382



A spacious and well proportioned detached three-bedroom park home, larger than average in size, occupying an elevated south-easterly position that enjoys excellent sunshine and overlooks the highly desirable wooded setting of Cosawes.

This exceptional property occupies a generous plot and enjoys a good degree of privacy owing to its position within the site, further benefiting from a garage to the side and off-road parking to the front. This double-unit home is offered for sale in immaculate condition and has been meticulously maintained by the current owner over many years.

The property benefits from a range of modern features, including oil fired central heating and UPVC double glazing, together with a garage and off-road parking. In brief, the accommodation comprises a UPVC front door opening into an L-shaped hallway with a walk-in storage area, leading to an open-plan living and dining room with patio doors opening onto a delightful, decked balcony. There is a well-appointed modern kitchen with breakfast bar, a door to a utility room, a shower room, and three generous bedrooms with built-in bedroom furniture, with the principal bedroom further benefiting from an ensuite.

To the rear of the property is a studio, featuring a double glazed door and window enjoying views over open countryside. A particular benefit is the 6.71m (22'0") garage, complete with a remote controlled up-and-over door and internal access to the garden. The gardens are a true delight, offering a good degree of privacy and comprising a range of gravelled areas, patios and decking, all beautifully framed by mature plants and shrubs. Owing to its position within the site, the property enjoys lovely views over Cosawes Park, as well as the surrounding valley, woodland, and rolling countryside beyond.

Cosawes park is an award winning park home development set in a superb wooded valley of over 100 acres and is widely considered to be one of the premier retirement locations in this part of Cornwall. Ideally placed between the harbour town of Falmouth and the cathedral city of Truro, whilst being within easy reach of local amenities at Perranwell Station and Carnon Downs.

***Due to the property's size, finish and desirable location, we strongly recommend an internal viewing to fully appreciate all that it has to offer.***

#### **ACCOMMODATION COMPRISES**

*All dimensions approximate.*

From the garage and parking area, a pathway leads to a UPVC double glazed entrance door with matching side window, opening into

#### **HALLWAY**

An L-shaped entrance hallway with space for coats, a walk in storage area and further shelved cupboard. The hallway benefits from a textured coved ceiling with ceiling lighting, loft hatch access, radiator, and a combination of laminate flooring and carpet leading towards the bedrooms.

#### **WALK-IN STORAGE AREA**

Door to storage area with light and shelving.

**OPEN PLAN LIVING/DINING ROOM 5.18m (17'0") x 5.97m (19'7")**  
*An L-shaped room.*

#### **LIVING ROOM**

A light and airy dual aspect room with UPVC double glazed windows to the front and side of the property, enjoying views across the park. The room features a fireplace with electric fire and decorative surround, radiators, a plastered ceiling with recessed spotlights, and is finished with carpeted flooring. A raised step provides access to the dining area.



#### **DINING ROOM**

UPVC double glazed patio doors open onto a decked balcony, enjoying far reaching views over the site, valley, and surrounding woodland. The room benefits from a plastered ceiling with recessed spotlights, a radiator, and is finished with carpeted flooring.



**KITCHEN/BREAKFAST ROOM 3.12m (10'3") x 2.92m (9'7")**

A well fitted modern kitchen in white, with a UPVC double glazed window providing fine views over open countryside to the rear. Comprising a range of high gloss white wall and base units with oak-effect wraparound roll top work surfaces and tiled splashbacks, incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. There is a stainless steel four ring gas hob with extractor above, integrated Hotpoint double built in oven, and space and plumbing for a slimline dishwasher. A breakfast bar provides informal dining space. The room benefits from a textured coved ceiling with recessed spotlights, radiator, and laminate flooring. An open archway leads into

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





**UTILITY ROOM 2.06m (6'9") x 1.68m (5'6")**

*Measured into recess.*

Matching worktop with space and plumbing for a washing machine, part tiled walls, wall mounted cupboard and a recess for a fridge freezer. There is a door to a cupboard housing the oil fired central heating boiler which provides additional storage space. The room benefits from a textured covered ceiling with recessed spotlights and laminate flooring. A UPVC frosted double glazed external door opens onto the rear of the property.

**SHOWER ROOM 2.01m (6'7") x 1.40m (4'7")**

A modern shower room fitted with a three piece suite comprising a tiled shower cubicle with glass doors, a low level wc with push button flush set within a vanity unit with storage beneath. The room features fully tiled walls, a heated towel rail, a UPVC frosted double glazed window to the rear, and is finished with laminate flooring.



**MASTER BEDROOM 3.91m (12'10") x 2.92m (9'7")**

A light south-facing room with a UPVC double glazed bay window enjoying views over the park, valley, and surrounding woodland. The room benefits from a range of built in furniture including overhead cupboards, wardrobes, display units, bedside cabinets, and two further wardrobes with a worktop. There is a radiator, textured covered ceiling with ceiling light, and carpeted flooring. A door leads to



**ENSUITE SHOWER ROOM 2.16m (7'1") x 2.01m (6'7")**

A generous ensuite fitted with a modern suite comprising a double shower cubicle with tiled walls, pedestal wash hand basin, and low level flush wc. The room also benefits from a heated towel rail, extractor fan, ceiling light, and a UPVC frosted double glazed window to the front.



**BEDROOM TWO 2.92m (9'7") x 2.82m (9'3")**

Again, with a range of built in furniture comprising overhead cupboards and drawers, matching mirrored wardrobes, and bedside cabinets. The room benefits from a textured covered ceiling with light fitting, radiator, UPVC double glazed window to the side, and is finished with carpeted flooring.



### *BEDROOM THREE 2.06m (6'9") x 1.68m (5'6")*

A single bedroom currently used as an office, featuring a UPVC double glazed window with stunning views over open fields to the rear. The room also benefits from a radiator, textured coved ceiling with light fitting, and is finished with carpeted flooring.

### *OUTSIDE*

#### *HOBBIES ROOM*

Accessed from the rear, a UPVC double glazed frosted door opens into the room. The space is dual aspect, with two UPVC double glazed windows offering fine views over the surrounding countryside and fields. There is a wraparound timber effect desk, a plastered ceiling with strip lighting, power points, a wall-mounted heater, and laminate flooring.



#### *GARDENS*

The property enjoys gardens to all sides, comprising decking areas, gravelled sections, and mature raised beds with a wide range of plants and shrubbed borders, creating a very pretty yet low maintenance outdoor space. The rear garden backs onto an open field, providing an added sense of privacy and seclusion.

#### *GARAGE 6.71m (22'0") x 3.00m (9'10")*

Situated next to the home with a remote controlled up and over door, light and power connected, plus a UPVC double glazed window and side door providing access to the side garden. Please note that this garage incurs additional costs payable to the site.

#### *PARKING*

Parking can be found in front of the garage.

#### *TENURE* Leasehold.

#### *CHARGES*

The pitch fee is £801.79 for the period 1 May – 31 July 2026, plus £202.45 for the garage, making a total of £1,004.24 payable to the site owner each quarter.

#### *COUNCIL TAX* Band A.

#### *SERVICES*

Electricity, water and drainage payable to the site owner. Oil tank, LPG gas bottles, telephone and broadband services.

#### *AGENTS NOTE*

Cosawes Park is available for persons over the age of 55 with no dependent relatives. Pets are not permitted with the exception of one cat, subject to approval by the site owner.



#### *MONEY LAUNDERING*

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.