

2 Rose Cottages Halfway House, Rame Cross, TR10 9ED

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Rose Cottages Halfway House

- THREE BEDROOM DOUBLE FRONTED COTTAGE
- RECENTLY REFURBISHED
- SPACIOUS DUAL ASPECT LOUNGE / DINING ROOM
- FITTED KITCHEN WITH INTEGRATED OVEN & HOB
- GROUND FLOOR BATHROOM WITH ELECTRIC SHOWER
- DOUBLE GLAZING & ELECTRIC CENTRAL HEATING
- OFF-ROAD PARKING, ENCLOSED GARDEN & WORKSHOP
- FREEHOLD
- COUNCIL TAX A
- EPC E40







A well proportioned three bedroom double fronted semi-detached cottage that has been recently refurbished to provide balanced and spacious living accommodation with electric central heating, off road parking and a garden.

Conveniently situated for access to Truro, Falmouth, the Tremough Campus of Exeter University and Culdrose and with good road links from the doorstep, this characterful cottage is likely to appeal to first time buyers and those seeking a manageable home with period features.

At its heart is a generously sized dual aspect lounge & dining room, which has a white beamed ceiling, attractive exposed local stonework and two handsome fireplaces, one decorative with display shelving and the other playing host to a wood burning stove, perfect for those cosy nights in.

The fitted kitchen is well equipped with a range of cupboards and drawers & matching wall units and an electric hob with an integrated electric oven and spaces for a number of appliances.

Of generous proportions, the ground floor bathroom suite has a panelled bath and an electric shower over.

Upstairs are three bedrooms with two doubles to the front aspect and a single to the rear which has a pleasant rural outlook over surrounding countryside.

The cottage benefits from double glazing and electric central heating, with the electric boiler housed in the utility room.

Outside, a driveway provides off-road parking for a number of vehicles with an adjacent enclosed front garden laid largely to lawn with a useful shed / workshop that has power and light. A pathway leads around the front of the cottage to a yard area with a utility room which has power, light, space for a washing machine and houses the electric Heatrae Sadia electric boiler.

The accommodation in brief comprises an entrance porch, lounge / dining room, kitchen, bathroom and three bedrooms. The property benefits from double glazing and an electric boiler.

The property is conveniently situated for access to the towns of Helston and Falmouth, whilst the arterial A30 road into Cornwall and Redruth mainline railway station are some fifteen minutes drive away.

Rame plays host to a well supported Public House and a shop / Post Office, whilst Stithians Reservoir, with pleasant lakeside walks and water sports centre is some two and a half miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps down & part glazed UPVC door to

ENTRANCE PORCH 4'8" x 4'3" (1.42m x 1.30m)
With slate style tiling to the floor, coat hanging rail, part white washed walls and a multi glazed door to

LOUNGE / DINING ROOM 24'5" x 13'4" narrowing to 11' (7.44m x 4.06m narrowing to 3.35m)
Of generous proportions with a white beamed ceiling, exposed local stonework, recessed spotlighting, electric consumer unit, an under stairs cupboard, twin windows with deep cills with outlook to front and a window with a lovely rural outlook to the rear. The room is enhanced by two character stone fireplaces, one decorative with display shelving and the other housing a woodburning stove - perfect for those cosy nights in.

KITCHEN 10'2" x 9'1" (3.10m x 2.77m)
Comprising a modern fitted kitchen with granite effect working top surfaces incorporating a sink with drainer and Swan's neck mixer tap over and an electric hob with hood over. There are a range of cupboards and drawers under with matching wall units over, whilst spaces are provided for a dishwasher, washing machine and a free standing fridge freezer. Spotlight arrangement, integrated electric oven, window to the front aspect and a service door to the rear. Door to.

BATHROOM
Generously sized with a white suite comprising a low-level w.c, pedestal wash hand basin and a panelled bath with Triton electric shower over. There is slate style tiling to the floor, a mirrored medicine cabinet, an extractor a storage cupboard with shelving and attractive easy clean wall surfaces.

A staircase rises and turns to the first floor

FIRST FLOOR

LANDING
With window to rear aspect, enjoying extensive rural views, and doors off to all three bedrooms.

BEDROOM ONE 11'6" x 11'2" (3.51m x 3.40m)
Comfortable double bedroom with trap hatch to roof space, spotlight arrangement and window to front aspect.

BEDROOM TWO 11'8" x 7'4" (3.56m x 2.24m)
With spotlights and window to front aspect.

BEDROOM THREE 9'7" x 6'3" max measurement (2.92m x 1.91m max measurement)
With built-in cupboard with pine shelving and window to rear aspect with pleasant rural outlook.













OUTSIDE

A driveway provides off-road parking for a number of vehicles and leads onto the entrance gate with steps down to the front of the cottage. The front garden is neatly enclosed and is laid largely to lawn and has a useful shed / workshop within it. A pathway leads around to the side yard and utility room. Outside tap.

SHED / WORKSHOP 13'9" x 7'8" (4.19m x 2.34m)

With power and light and windows to the front.

UTILITY ROOM

With power and light, space for a washing machine and an electric Heatrae Sadia electric boiler.

SERVICES / UTILITIES

Mains electricity and water. Private drainage.

AGENTS NOTE ONE

The property benefits from private drainage by way of a septic tank.

AGENTS NOTE TWO

We are advised that the cottage benefits from a right of way to enable access to the rear of the property for maintenance purposes etc.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

COUNCIL TAX

Council Tax Band A.

WHAT3WORDS

scariest.decays.casual

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

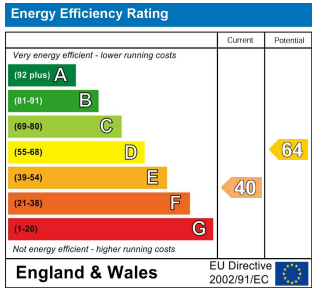
FLOOD RISK

River & Sea Very Low Surface Water Very Low.

DATE DETAILS PREPARED.

6th November 2026.





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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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