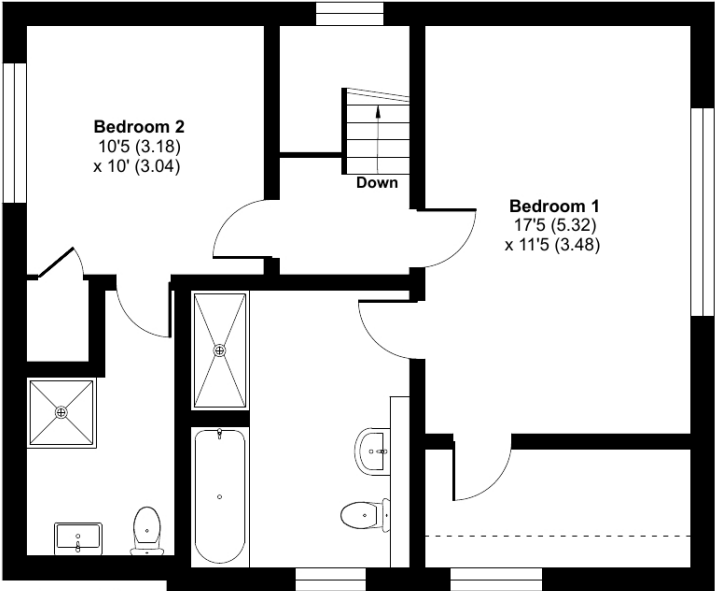


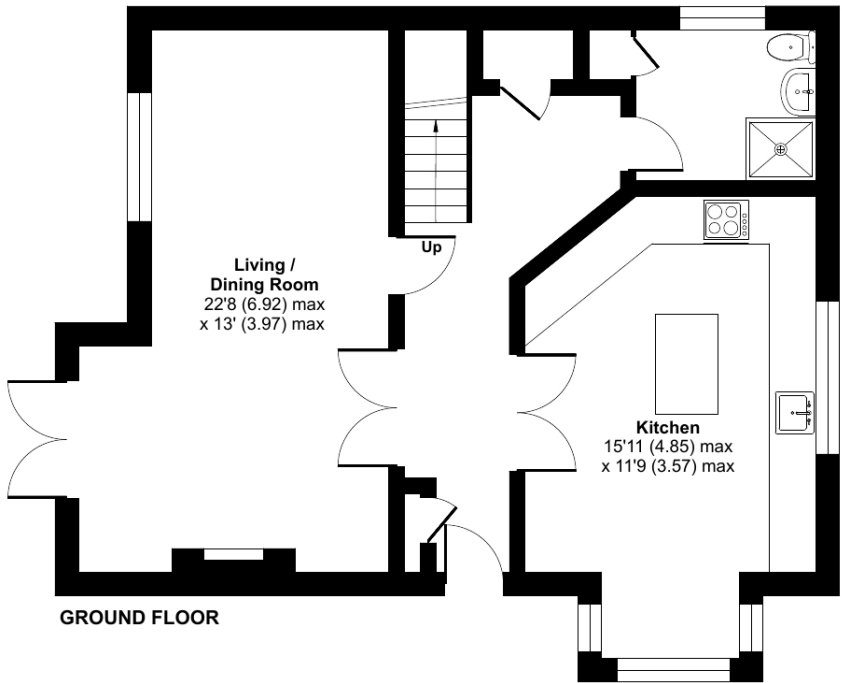
Roseland Parc, Tregony, Truro, TR2

Approximate Area = 1298 sq ft / 120.5 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Total = 1313 sq ft / 121.8 sq m
For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Retirement Villages. REF: 1183277

Talk to the team today to find out more:

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RoselandParcSales@retirementvillages.co.uk

Roseland Parc
Tregony
Cornwall
TR2 5PD



Roseland Parc

RETIREMENT
VILLAGES

*Stunning coastlines and a
welcoming community*



1 Percuil Lodge

*Unique two bedroom detached
cottage with secluded south facing
garden and terrace with private
parking, in the very sought after
independent retirement village of
Roseland Parc.*

£495,000

Other charges apply

Leasehold



2 Bedrooms



3 Bathrooms



House -
Detached



Private Terrace

Key features:

- **Detached Cottage**
- **Prime Location**
- **Private Garden and Terrace**
- **EPC Rating: E**



A unique opportunity within the very sought after independent retirement village of Roseland Parc. Percuil Lodge has come to the market for the first time since the village was built. The property is a two bedroom bed detached cottage in a prime location with its own south facing secluded garden with terrace and private parking.

The property has been re-decorated and re-carpeted throughout and is presented in excellent condition. The front door opens to a spacious hallway leading to the superb fully fitted kitchen diner, the sitting room and study/diner with french windows onto the garden terrace and a fully fitted ground floor wetroom/ cloakroom. Stairs lead to the first floor landing and spacious master bedroom with ensuite shower room and dressing room. And also to the second double bedroom also with ensuite shower room.

Roseland Parc, located historic village of Tregony, offers a unique blend of 'Independent Living' that supports your present independence while ensuring future well-being. Spread across a beautifully landscaped seven-acre estate, the community boasts various amenities, including a restaurant, bar, indoor pool, hot tub, gym, croquet lawn, boules court, and bowling green.

Tenure: Leasehold

Stunning coastlines to explore and welcoming residents right here on your doorstep.

Packed full of amenities and features:

- **Sub-tropical gardens and a stunning location**
- **10 minutes from the beach**
- **Indoor heated swimming pool and wellness suite**
- **Minibus services to local areas**
- **A packed calendar of resident events**

Located near the ancient yet bustling city of Truro with its historic cathedral, artisan shops, cafés, restaurants and the newly refurbished Hall for Cornwall Theatre. Truro, St Austell and Porthpean Golf Clubs and Porthpean sailing club are all a short 15-minute drive from Roseland Parc and there are also excellent walks around the village and in Trewithen Estate.

