

INIGO



Rose Cottage

HELIGAN, CORNWALL

£895,000 FREEHOLD

Brimming with character, this beautifully renovated Grade II-listed Cornish cottage is set in an enchanting pocket of countryside bounding the Lost Gardens of Heligan. The three-bedroom, 18th-century stone house has been lovingly restored in recent years. Its interiors are joyfully modern, making wonderful use of handcrafted materials. A shepherd's hut is perched on an upper terrace where elevated views extend over private gardens and the extraordinary backdrop of ancient woodland.

Setting the Scene

Set at the foot of a long private track, the cottage, one of only a handful of private residential properties on the estate, lies in an incredibly private and peaceful position within Heligan's unique 200 acres of gardens, fields and centuries-old woodland.

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At the end of the 19th century, Heligan's thousand acres were at their zenith, but the outbreak of the First World War was the start of the estate's demise as its workforce went off to fight in the trenches; many sadly never to return. In 1990, after decades of neglect, the next phase of restoration began, and the gardens are now host to an award-winning public national collection.

The Grand Tour

Completely disguised from view on the approach, there is little to suggest the scale or character concealed behind the handsome stone façade. The main entrance is set within the pitch of the porch, with plenty of space here for boots and coats.



Slate flooring runs through the central hallway, leading through to the open-plan kitchen and dining room: a warm and welcoming space with a large oil-fuelled Aga and timber-framed windows to one side. Bespoke cabinetry houses appliances, including an electric oven, and a Belfast sink is set against the stone walls. A utility room and WC lie to one side.

A step leads down to the living room in the extended section of the house. Here, a large wood-burning stove is housed within a stone and granite fireplace, forming a natural centrepiece. Thick beams extend overhead, and wooden floors run underfoot, and French doors lead out to one of several stone terraces.

On the opposite side of the plan lies a second reception room/snug, a more intimate space to read and relax with another large log-burner and curved stone shelving set within the walls.

The upper level has an excellent quality of natural light which streams across the three double bedrooms, and on the central landing point, there is access outside.

The principal bedroom has an adjoining walk-in shower set discreetly behind a softly curved wall. A free-standing claw-foot bath here takes in restorative views over treetops. Painted floorboards run throughout, and handcrafted wardrobes and cabinetry ensure plenty of storage space. The main bathroom is positioned centrally on the upper level, complete with panelled walls and an enamel bath.

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The Great Outdoors

Expansive south-facing gardens of around an acre unfurl around the house, bursting with mature shrubs and trees to form a quiet haven of local wildlife and birdlife. Designed by Dominic Cole, landscape architect to both Heligan and the Eden Project, the gardens get plenty of light over the course of the day. Seating areas have been strategically placed to enjoy outdoor dining throughout the seasons. A beautifully restored glasshouse sits atop one of several raised terraces, with built-in potting benches.

A path leads up through the trees to the shepherd's hut, currently used as a quiet retreat for music and reading. Paths lead down from the house to several seating areas – the perfect spot for lazy lunches or warm summer evening suppers, surrounded by beds of flowering azelea and evening primrose. A generous parking provision is on one side.

Out and About

Rose Cottage lies around two miles walk from the little fishing town of Mevagissey, which can be easily reached on foot through the woodland. The fantastic beaches dotted along the south coast can be reached in around 10 minutes by car.

The Barley Sheaf Pub in nearby Gorran is worth a visit, as is The Crown at St Ewe for excellent pub meals and drinks, and Hidden Hut at Porthcurnick is very popular with local residents.

The surrounding landscape provides near-endless opportunities for exploration in nature. There are also plenty of historic sites worth visiting, including Pencarrow House and Garden, and the National Trust's Trelissick Garden and Lanhydrock. The perennially popular Eden Project, designed by Grimshaw Architects, is around 25 minutes' drive away and is home to two large domes housing over a thousand species of plants, as well as an outdoor botanical garden.

A wider range of amenities can be found in Truro, a 30-minute drive from the house. Falmouth and Padstow are both under an hour's drive from the house and have brilliant shopping and dining scenes.

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Direct trains from St Austell, a 15-minute drive away, connect to Bristol in just over three hours, and to London in around four and a half hours. Council Tax Band: C

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About

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