



A well presented and spacious three double bedroom bungalow set in a lovely village location on a good size plot, within walking distance to the village shop, Poltesco woodland and Cadgwith Cove. Newly installed air source heating and solar panels. The property also enjoys gardens to front and rear, driveway parking for two cars and an integral garage. Council Tax Band D. Freehold. EPC TBC.



THE PROPERTY

A fabulous three double bedroom detached bungalow, offering spacious accommodation, together with newly installed air source heating and solar panels, an attached garage, private parking, well tended gardens, and located within a highly regarded residential cul de sac. The home is within walking distance to the village centre, Cadgwith Cove and Poltesco woodland walks.

The property has rendered and pebble dash external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and external doors and warmed by an air source heating system and solar panels providing electricity. The home is further warmed during the winter months by the fireplace situated in the living room. The property has been stylishly internally decorated throughout.

The manicured gardens are a fabulous feature, the front garden offers a lawn, a driveway providing parking in front and to the side of the garage. The enclosed rear garden offers a high degree of privacy, is mainly lawn with planted borders, a paved patio area and a decked seating area.

Buyers wishing to reside in this coveted location will love the walks to Poltesco valley and the neighbouring iconic fishing village of Cadgwith, with access to the stunning coastal path, and listen to the sea shanties at the Cadgwith Cove Inn. For walkers and shoppers, there is a bus service to bring them back from Helston, Lizard point or Mullion.

LOCATION

Ruan Minor is a lovely village with a fantastic community. Regular events are held in the village hall and at the Pavillion and Recreation Field. Cadgwith

Cove and the Poltesco wooded valley are a short walk away. There is also a village shop and post office.

Cadgwith must surely be considered as one of the most picturesque and authentic Cornish fishing villages, epitomising this gorgeous setting with classic colour washed thatched cottages spilling down each side of the valley to the beach below. Cadgwith is located on the eastern side of the Lizard peninsula, and enjoys mesmerising views with fishing boats drawn up the colourful shingle beach (formed of pink granite, banded gneiss, red/green serpentines) and out across the cove. The village has an iconic pub where the Cadgwith singers perform genuine Cornish sea shanties most Friday evenings, further enhancing this delightful charismatic venue. The nearby stunning south coast footpath enjoys some of the most dramatic coastal scenery the UK has to offer. In recent times, the village has enjoyed much media coverage on national TV and major film work highlighting this gem of a traditional fishing village.

DIRECTIONS

From Helston take the A3083 heading south towards the Lizard. Pass the Mullion turning on the right and proceed along the road, turn left signed Ruan Minor. As you proceed into Ruan Minor, Mundys Field can be found on the right hand side and the bungalow can be found on the left just past the village car park.

COUNCIL TAX BAND D

EPC - TBC

TENURE - Freehold

SERVICES

Mains water, mains electricity, mains drainage. Air

source heat pump providing central heating and hot water. According to Ofcom.org standard, superfast and ultrafast are available and mobile coverage is likely through Vodafone and O2.

THE ACCOMMODATION COMPRISES

ALL DIMENSIONS ARE APPROXIMATE

Porch

A handy space for coat and shoe storage. Door to:-

Hallway

Door to cloakroom, door to cupboard with space and plumbing for washing machine and tumble dryer. Doors to kitchen, living/dining room, three bedrooms and family bathroom. Loft hatch with pull down ladder. CO2 alarm. Inset ceiling lights.

Cloakroom

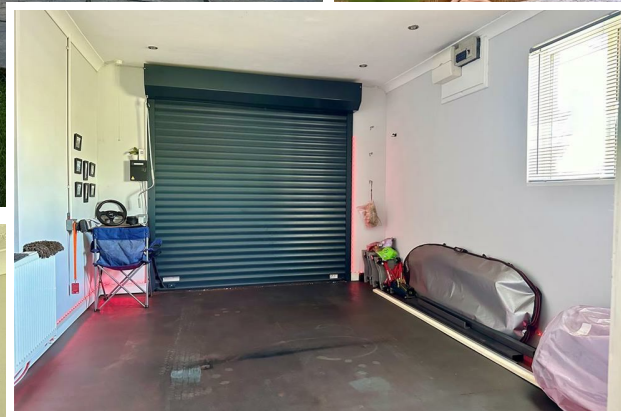
A low level WC and wash hand basin with cupboard below. Double glazed frosted window to the front. Ceiling light. Tiled floor.

Kitchen 16'3" x 8'11" (4.95m x 2.72m)

A selection of base units complimented by granite effect work surfaces incorporating a ceramic hob with extractor hood above. Stainless steel sink and drainer with mixer tap. Integrated double oven. Space for dishwasher. Space for fridge freezer. Tiled floor. Double glazed window overlooking the rear garden. Double glazed door to the side. Door to the garage. Radiator.

Garage 14'8" x 10'11" (4.47m x 3.33m)

An immaculate garage with electric roller shutter door. Electric consumer unit. Double glazed window to the side. Radiator. Ceiling light. (The garage was formerly used as a room). The hot water tank and the solar panel inverter are stored in the garage.





Living/Dining Room 21'3" into alcove x 10'7"
(6.48m into alcove x 3.23m)

A nice size room with lovely outlook over the rear garden. Multi fuel burner with slate hearth and wooden mantle above and alcoves to both sides. Wood effect laminate flooring. Double glazed window to the rear. Patio doors leading to paved patio area. Ceiling and wall lights. Radiator.

Bathroom 6'3" x 5'5" (1.91m x 1.65m)

A bright bathroom comprising a three piece suite including a panelled bath with electric shower over and glass shower screen. Low level WC, hand wash basin with cupboard below. Vinyl flooring. Ceiling light. Towel radiator. Extractor fan. Double glazed frosted window to the front.

Bedroom One 13'4" x 10'6" (4.06m x 3.20m)

Double glazed window to the rear overlooking the garden. Ceiling light. Radiator.

Bedroom Two 11'9" x 8'7" (3.58m x 2.62m)

Double glazed window to the front. Radiator. Ceiling light.

Bedroom Three 9'6" x 8'4" (2.90m x 2.54m)

Double glazed window to the front. Radiator. Ceiling light.

Agents Note

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