



## Bay View Bungalow - Cadgwith

Guide Price £575,000 Freehold



Heather & Lay  
*The local property experts*



- Detached Bungalow with incredible sea views
- 2/3 Bedrooms
- Large conservatory looking out to sea
- Fantastic location
- Extensive garden

#### THE LOCATION

Cadgwith is a lovely village where fishing is at the heart of everything going on. About 20 minutes drive from the town of Helston and almost lost to time. One can imagine things being exactly the same 200 years ago. The pub is a great meeting place and Friday night is a particular favourite spot to be listening to the shanty songs. Schools nearby at Mullion, as is a fantastic golf course. With so much to offer, Cadgwith is remembered by many who have been lucky enough to stumble across it whilst walking the South West Coastal Path.

Trains to London are regular from Redruth which is approximately a 40-minute drive away while a service from Newquay Airport connects to the rest of the country and much of Europe.







## THE PROPERTY

Bay View Bungalow is exactly what it says.... A charming 100+-year-old bungalow with a view of the bay and out to sea. Situated on a large plot and likely in the photo album of thousands of holidaymakers due to its position and backdrop. The views from the bungalow and in particular the large conservatory are outstanding, our vendors have called this lovely property "home" for over 20 years. There are 2/3 bedrooms and 2/3 reception rooms plus a bathroom and shower room on offer. A large patio with a glass balustrade gives wonderful views over the village, cove, beach and out to sea. The front garden has the potential for plenty of seating areas or cultivation, and the rear garden with a useful shed. Off-road parking is available in front of the garage.





## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

### ENTRANCE HALL/BOOT ROOM

With tiled floor, door to conservatory and door into...

### KITCHEN/DINING

15' 9" x 11' 6" (4.80m x 3.51m)

A comprehensive range of wood fronted eye and base units with plenty of useable work surfaces and a very nice Sandyford stove with an inset boiler supplying heating via radiators and hot water. Tiled floor, spotlights, window to the conservatory, door to....

### INNER HALLWAY

Running front to rear with doors to all rooms plus loft access.

### CONSERVATORY

24' 6" x 8' 3" (7.47m x 2.51m)

Breathtaking views from the many windows gives a feeling of being outside inside. French doors lead to the patio at the front, door to the sitting room.

### SITTING ROOM/BEDROOM

12' 3" x 11' 0" (3.73m x 3.35m)

Window to the side with pleasing views over the village, wood burner with tiled hearth and surround (lovely and warm on a cosy winter's evening).

### LOUNGE/MASTER BEDROOM

15' 6" x 10' 9" (4.72m x 3.28m)

Nice room at the rear of the property with patio doors to the side having views over the side garden and village beyond. A pretty fireplace with stone hearth and wood surround with mantel over housing an open fire. Built-in cupboard.







**BEDROOM TWO** 3.20m x 2.92m (10' 6" x 9' 7")  
With window to the side with garden and village views, fireplace (not in use) with wood mantel over and surround.

**BEDROOM THREE** 3.20m x 2.41m (10' 6" x 7' 11")  
With a window to the side with garden and village views.

#### **BATHROOM**

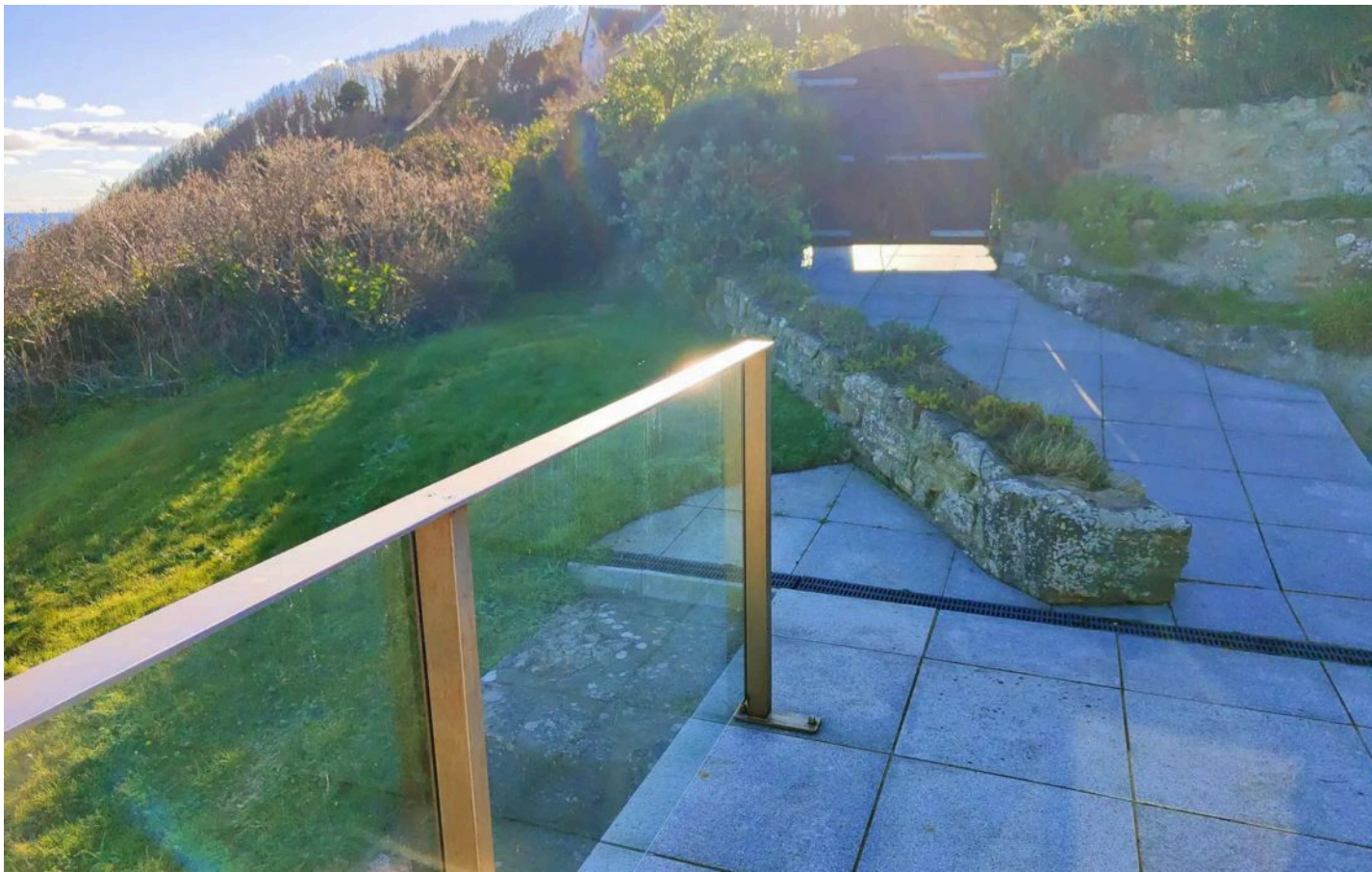
White suite, bath with both mixer tap and shower attachment, W.C., pedestal washbasin. Tiled walls, inset mirror and large airing cupboard.

#### **SHOWER ROOM**

White suite, shower cubicle with electric shower over, low-level W.C., pedestal washbasin. Tiled floor, space for a washing machine and tumble dryer.







## GARDEN

To the front, there is a patio with lovely sea and cove views plus a grassed area and wild garden that could be cultivated. A single garage is accessed off the lane and has off-road parking to the front and side. To the side and rear, there are pedestrian access gates that lead to the southwest coastal path. The rear garden is enclosed and has the benefit of a potting shed.

## GARAGE

With up and over vehicular access door.

## AGENTS NOTES:

There is a natural spring, accessed by a former well, at the property which could possibly provide grey water for gardening use. We have not confirmed this or carried out any tests on the spring water.

According to the information given by the sellers, there is a treatment plan of a five-year program to address the presence of Japanese Knotweed. Please enquire through Heather & Lay for further details.

We are advised that part of the property is of non traditional construction. Buyers must satisfy themselves as to its suitability for a mortgage with their lender if required.

## SERVICES:

Mains electricity, oil, water & drainage.

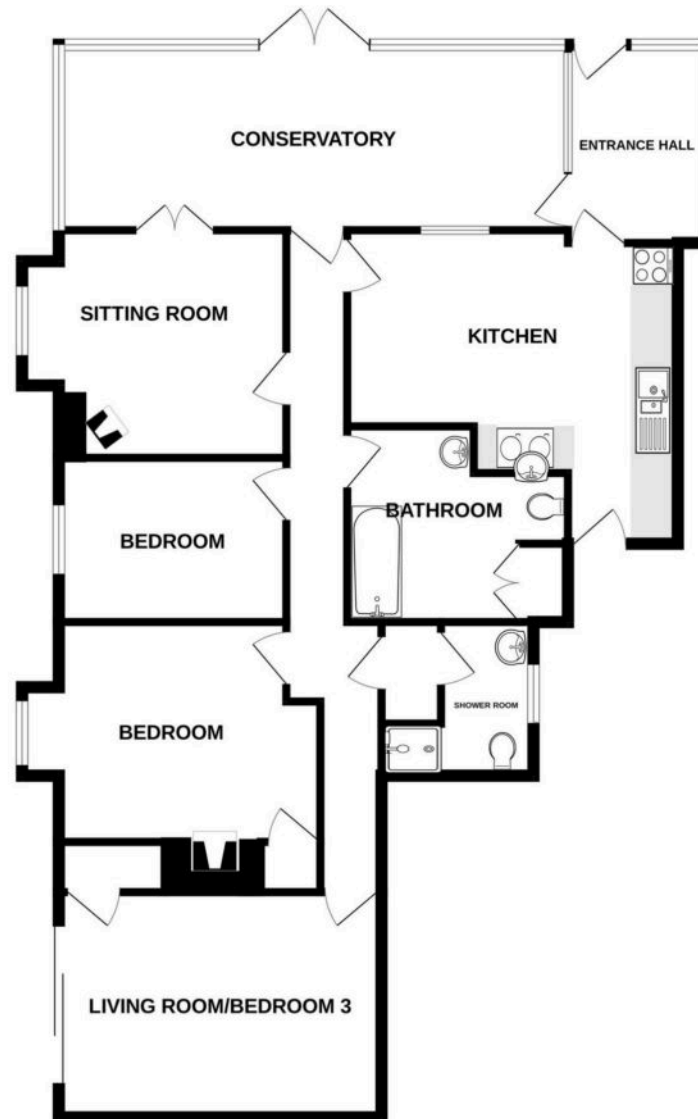
**COUNCIL TAX:** D

**EPC:** F

**DIRECTIONS:** WHAT3WORDS APP. WANTING.LOVES.SALMON



GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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