



## Toy Cottage Gunwalloe, Helston, TR12 7QG

Guide price £535,000

An exceptionally charming 2-bedroom thatched country cottage with a detached annexe, located only 600 yards from the beach.

Toy Cottage is a picturesque and non-listed 'chocolate box' cottage which exudes charm and draws the attention of all those who visit the village. Interestingly the property was also the former residence of esteemed writer Sir Compton Mackenzie.

Downstairs, the spacious 21' x 10'8 main living room with period features such as exposed beams, inglenook fireplace and window seats, creates a wonderful space to relax. Leading off from this area is the very cute farmhouse style kitchen - located in the centre of the house. Adjacent to the kitchen is a beautiful 20'9 x 9'3 garden room extension; providing an extremely useful additional reception room which flooded in natural light and providing access to the rear courtyard and garden with French doors.

Upstairs the two bedrooms exude country charm with fitted wardrobes in both helping to maximise the space.

Outside and adjacent to the garden room there is a small courtyard garden and to the rear of this is a further lawned garden area which provides a very private space to relax. Toy Cottage also benefits from a very useful detached annexe which is currently utilised as an additional bedroom with en suite and office / utility room, but could be converted to a self sufficient unit - subject to the relevant permissions. There is also a very generous 22'2 x 16'1 double garage along with ample off road parking.





