



Toy Cottage
Gunwalloe
Helston
Cornwall
TR12 7QG

- Incredibly charming country cottage
- Period features throughout
- 600 yards from the beach
- Sitting room with inglenook fireplace
- 20'9 x 9'3 dining / garden room
- Master bedroom and guest bedroom with fitted cupboards
- Detached annexe
- Large 22'2 x 16'1 double garage
- Private rear courtyard & garden
- Ample off-road parking
- Former home of writer Sir Compton Mackenzie
- No onward chain
- EPC E
- Council Tax Band D


ROHRS & ROWE



AN EXCEPTIONALLY CHARMING 2-BEDROOM THATCHED COUNTRY COTTAGE WITH A DETACHED ANNEXE,
LOCATED ONLY 600 YARDS FROM THE BEACH





PROPERTY

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 provides 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.







KYNANCE COVE



PORTHLEVEN



POLDHU COVE



LIZARD POINT

LOCATION

Toy Cottage is set in the charming village of Gunwalloe and only a short walk away from the beach which stretches all the way across to Porthleven. The esteemed Halzephron Inn sits within the village and is only a 5 minute walk from the property.

The wider Lizard Peninsula is a fabulous unspoilt area of Cornwall - home to Britain's most southerly point, as well as many fabulous beaches and the nearby Helford River for those interested in sailing, and a passenger ferry to Helford Passage and the beautiful gardens of Trebah and Glendurgan. Coverack is just over 10 miles away with its charming harbour and the village of Cadgwith that is still a working fishing community. The harbour town Porthleven is accessible via the SW Coast Path and is an excellent location to grab some fine foods and enjoy a drink. Nearby Helston is a short drive away and provides numerous amenities with numerous supermarkets and a host of pubs and places to eat.

DISTANCES

The Beach: 0.6 Miles • Helston: 4 Miles • Porthleven: 6 Miles • Poldhu Cove: 5.5 Miles • Mullion: 6 Miles • Kynance Cove: 11 Miles





Toy Cottage, Gunwalloe, Helston, TR12 7QG



Approximate Area = 824 sq ft / 76.5 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

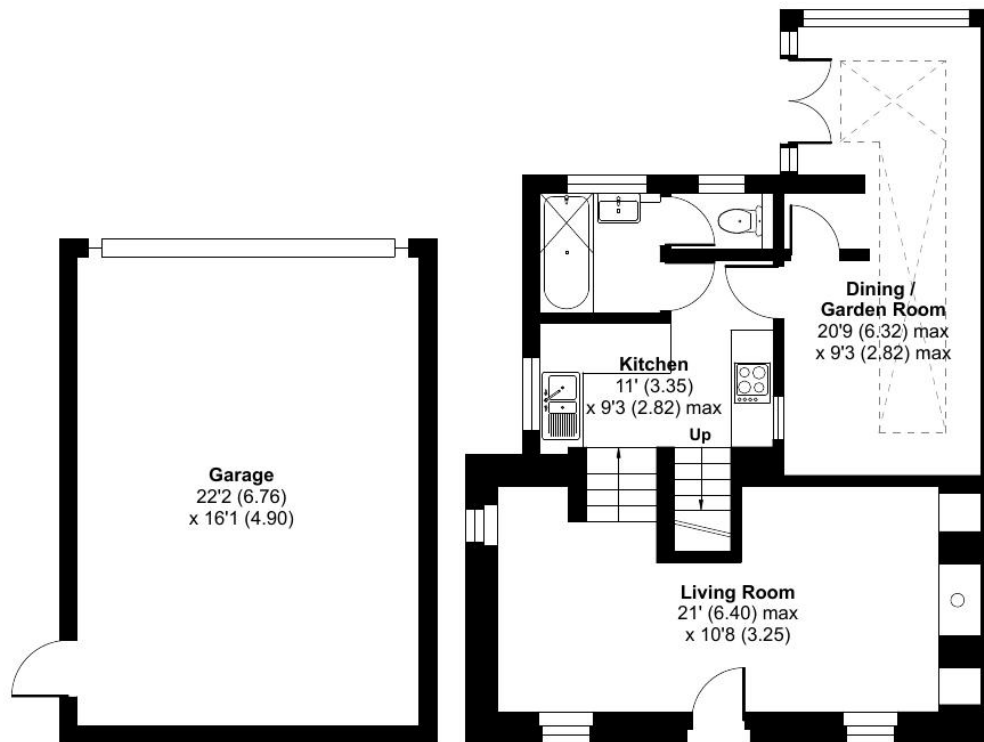
Annexe = 357 sq ft / 33.1 sq m

Garage = 358 sq ft / 33.2 sq m

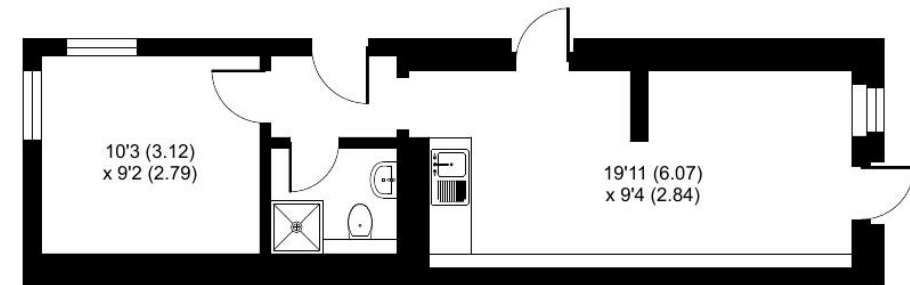
Total = 1582 sq ft / 147 sq m

For identification only - Not to scale

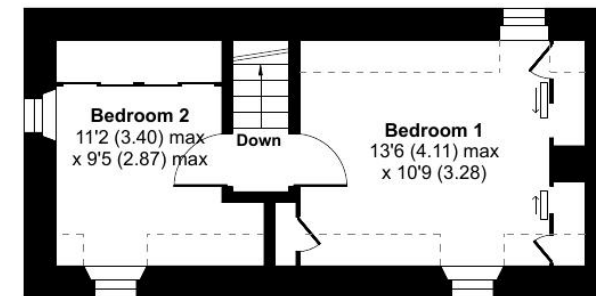
Denotes restricted
head height



GROUND FLOOR



ANNEXE



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rohrs and Rowe. REF: 1057224



Services: Mains water & electricity. Oil fired central heating. Private drainage.

Directions: What3words: ///loves.focus.steady

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ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

