



ROHRS & ROWE

Bodrigy Lodge
Cadgwith
Ruan Minor
Helston
TR12 7JU

- Spectacular panoramic sea views
- Front line position
- 19'3 x 16'6 terrace with unrestricted sea and village views
- Open plan kitchen / living room
- Dining room with access onto terrace
- Master bedroom en suite
- 2 /3 further bedrooms
- 2 bedroom internal annexe
- Good sized garden with access to SW Coast Path
- Reverse level layout
- Utility room
- Ample parking
- EPC D
- Council Tax Band E



ROHRS & ROWE

A wide-angle photograph taken from a modern balcony with a glass railing. The balcony floor is made of grey stone tiles. The view extends to a lush green lawn, a wooden fence, and a steep, grassy hillside. In the distance, the sea meets a clear blue sky with scattered white clouds. The coastline is visible, showing a mix of greenery and rocky outcrops.

**MODERN AND SPACIOUS 5-BEDROOM PROPERTY SET IN A COMMANDING POSITION ABOVE CADGWITH,
PROVIDING SPECTACULAR UNRESTRICTED SEA, COASTAL, AND COUNTRYSIDE VIEWS.**





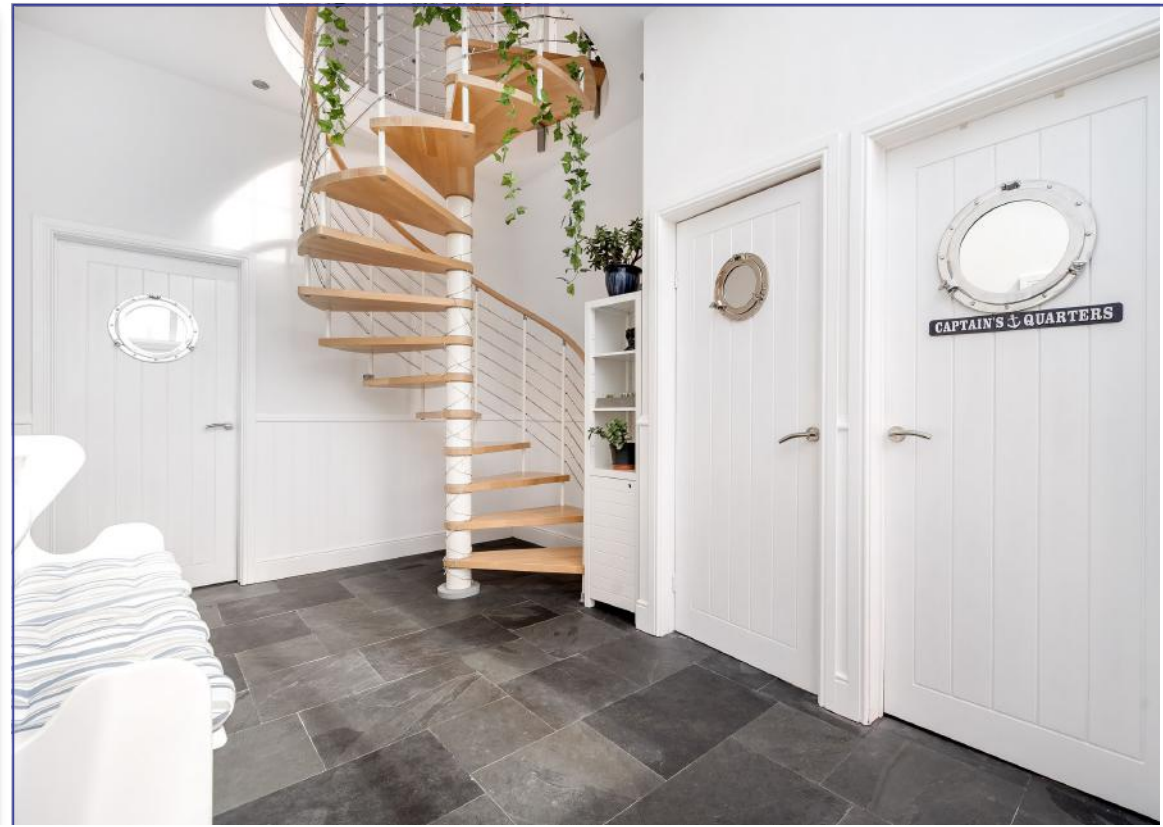
PROPERTY

Tucked away at the end of a long and secluded lane, Bodrigny Lodge sits in an elevated and commanding position above Cadgwith, affording the property the most spectacular sea and coastal views stretching across to the Lizard lifeboat station.

Due to the reverse-level format, the views from each of the reception rooms are stunning. The open-plan kitchen/dining room is a great size, with a very useful and unique concealed utility room set behind the kitchen space. The adjacent dining room is also a generous size, and both spaces allow access onto the fantastic south-facing 19'3 x 16'6 terrace. The elevated position of the property and the terrace provide the most spectacular and unrestricted views out to sea and down into the village of Cadgwith below, perfect for soaking up the sun and hosting bbq's against the backdrop of the ocean.

Downstairs, the master bedroom has a very generous en suite and French doors provide great views and access outside. There are a further 2/3 good-sized bedrooms along with a family bathroom and a 'Jack & Jill' en suite to support. Additionally, there is a two-bedroom internal annexe that could be incorporated if desired. This space has its own entrance, thus providing a potentially useful additional income source or offering private accommodation for multi-generational living.

Outside, the generous lawned garden area stretches down towards the coast and provides direct access to the South West Coast Path. There is also ample off-road parking for 3 cars.







CADGWITH COVE



LIZARD POINT



PORTHLEVEN



KYNANCE COVE

LOCATION

The Lizard Peninsula as a whole offers an exceptional lifestyle for those looking to embrace the beauty of coastal living and numerous opportunities for lifestyle-based activities such as sailing, SUP, diving, open water swimming, or simply enjoying lazy beach days with the children. Nearby Mullion, a vibrant village with unique charm, boasts a strong community, a picturesque harbour, and an excellent golf club. Within the village, there are numerous facilities, schools, and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivaled sea views. Kennack Sands is less than 2 miles away - and is a fantastic beach for swimming and enjoying the sun.

Fine food features throughout the area with an ample supply of local freshly caught fish, especially crab & lobster. The coastline is especially attractive with the nearby locations of Church Cove, Lizard Point and Kynance Cove providing safe swimming and idyllic beach days. Close at hand is the historic town of Helston, which is well served by three supermarkets and has a number of restaurants and bars.

Cadgwith: 150 Yards (by foot) • Kennack Sands Beach: 2.4 Miles • Lizard Point: 4 Miles • Mullion School: 4.7 Miles • Kynance Cove: 5 Miles • Poldhu Cove: 6 Miles • Mullion Golf Club: 6.5 Miles • Coverack: 8 Miles • Helford Sailing Club: 9 Miles • Helston: 11 Miles • Porthleven: 13 Miles



SAND CASTLES
WAVES

SUNSHINE

SALTY KISSES

WELCOME TO THE
BEACH HOUSE

SANDY TOES

RELAX

BEACH

Big Fish
FRESH CATCH

SUNSHINE
THE PORT SIDE

FISHERMAN'S

THE PORT SIDE

Hotpoint

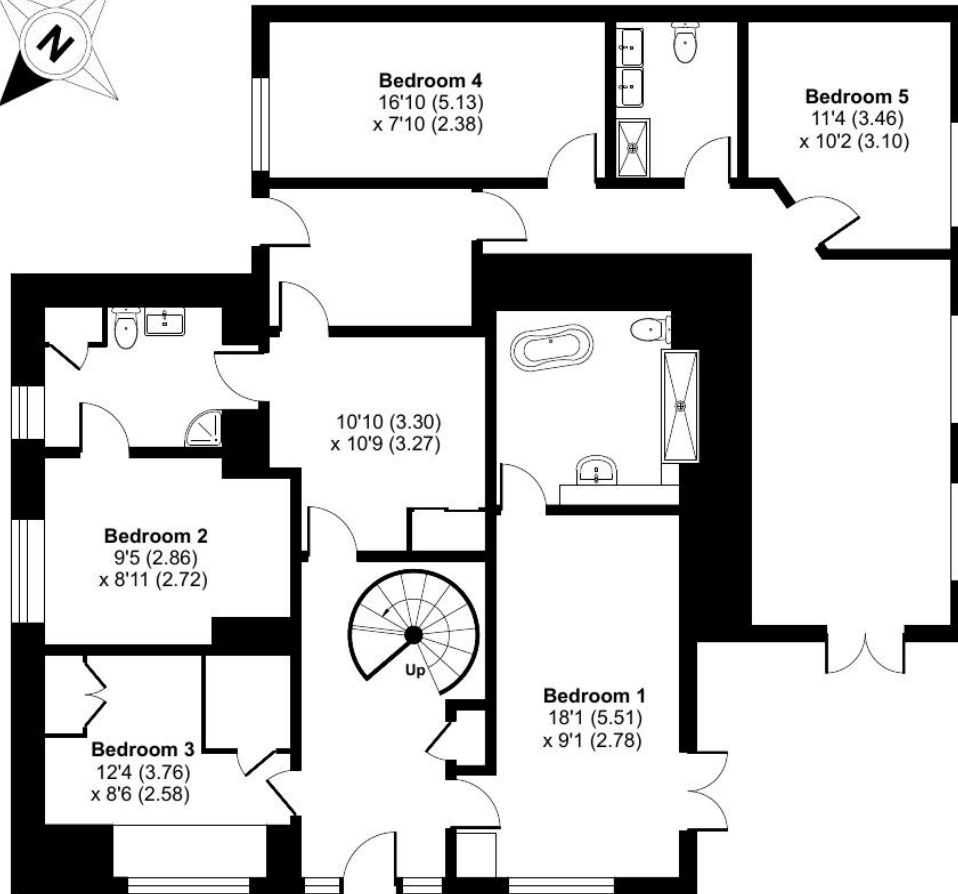


Bodrigy Lodge, Cadgwith, Ruan Minor, Helston, TR12 7JU

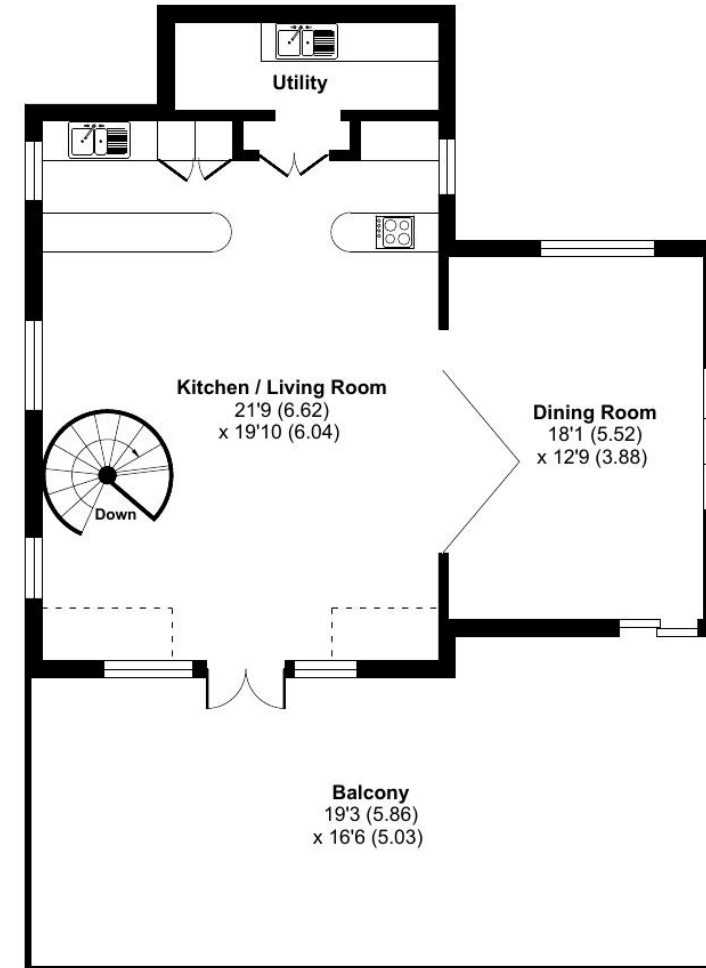


Approximate Area = 2444 sq ft / 227 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 2475 sq ft / 229.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Rohrs and Rowe. REF: 1108726



Services: Mains water & electricity. Private drainage. Electric heating & hot water

Directions: What3Words: ///fund.reserving.options.

Heading from Ruan Minor, continue towards Cadgwith and on reaching a corner with three gateways in front of you, continue straight on through the central one towards Bodrigy Lodge.

Agents Note: There is the option by separate negotiation to purchase a further piece of land for garden or extra parking.

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

