



**Kenneggy Downs, Rosudgeon, TR20 9AS**

**Guide Price £770,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







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As estate agents, we regularly have the privilege of showcasing grand and impressive homes. But every so often, a truly exceptional property comes along – one that just simply outshines anything else on the market. And that is exactly what we've found, with this listing. Nestled in a picturesque semi-rural setting in Kenneggy Downs, just a five-minute or so drive from the stunning Praa Sands Beach, stands this charming 19th-century, double-fronted detached home. Boasting three bedrooms and four reception rooms, this property offers more than just a beautiful residence. Set within approaching one acre of land, the estate includes a detached barn with planning permission, a quaint Alpine-style log cabin currently operating as a successful holiday let, and an expansive workshop that once housed a thriving tile production business. This is not only a home but also a rare commercial opportunity, with many possibilities. Who knows where life might take you with these options at your fingertips, this could be the fresh start you've been looking for? Contact Hunters Estate Agents today, to arrange your property tour.







### The Property

For those seeking a home with true character and warmth, this property may just be your dream come true. As you approach, a wide brick-paved driveway, framed by a traditional Cornish stone hedge and gated entrance, welcomes you. There's ample space for multiple vehicles, and even room for a motorhome or boat. To your left stands the main house, making an unforgettable first impression. Its stone frontage, adorned with expertly crafted granite lintels and quoins, exudes charm and heritage. The appeal is further enhanced by the presence of elegant, traditional box-sash windows. Shall we go inside and explore?

Step through the main door into a welcoming hall, and head left into a spacious and elegant sitting room. This light-filled space exudes both charm and sophistication. A wood-burning stove takes centre stage, perfect for those cosy winter evenings, perhaps with a good book and a steaming cup of tea. The ornate marble fire surround is a true work of art, adding to the room's character. I particularly love the exposed floorboards here, which add warmth and authenticity. The sitting room opens into a beautiful conservatory overlooking the rear garden, with doors leading to a raised decked terrace—an ideal spot for alfresco dining on summer evenings.

Two further reception rooms are also located on the ground floor, each seamlessly connected to the stunning kitchen breakfast room, which serves as the heart of the home. Now, I'll admit, I'm not a fan of cooking, but in a kitchen like



this, I might just change my mind. It's the epitome of premium farmhouse style, with ample storage and countertop space that would impress even the most dedicated home chef. What a space to entertain and impress your guests! Off the kitchen, you'll find a practical entrance porch—perfect for storing boots and coats after a countryside walk—along with a convenient ground-floor WC and storage closet.

Head upstairs, and at the top of the landing, you'll be greeted by a beautiful arched sash window, flooding the space with natural light. Upstairs, there are three bedrooms, but that description doesn't quite capture the full story. The primary bedroom feels more like a private suite, featuring its own reception room and a luxurious ensuite bathroom. The second bedroom includes an adjoining walk-in wardrobe with built-in storage, while the third bedroom offers charming countryside views. Completing the upstairs is a well-appointed family bathroom, providing both style and comfort.

### Garden & Outbuildings

Heading outside, if you've been impressed so far, hold on tight—it's about to get even better! The expansive plot, approaching an acre, offers so many incredible features, it's hard to know where to start. First, there are the beautiful, sprawling lawn areas, complemented by large raised decking, perfect for entertaining. You'll also find charming summer houses, greenhouses, and raised planters—ideal for growing your own vegetables and embracing the good life. A large pond, complete with a wooden jetty that extends out over the water, adds a tranquil touch.



As you explore further, you'll come across a delightful chalet that instantly transports you to a cosy, rustic Alpine retreat. Currently operating as a successful holiday let, it presents a fantastic opportunity for additional income. Next, we come to an unconverted stone barn, the inner property developer within me is just itching to get my hands on it - and guess what? It already has approved planning permission! Finally, we have an expansive series of workshops, previously home to our sellers thriving tile production business, which offer so much potential for your next venture.

#### The Location

Kenneggy Downs is a charming semi-rural area in West Cornwall, known for its peaceful surroundings and proximity to the beautiful coastline. Just a short drive from the village of Rosudgeon, where you'll find a convenient store, a welcoming pub, and other local amenities, Kenneggy Downs offers the best of both worlds —tranquil countryside living with nearby conveniences. Praa Sands Beach, with its stunning golden sands, is only about five minutes away by car. For larger town amenities, both Penzance and Helston are within easy reach, approximately a 16-minute drive, offering a wider range of shops, restaurants, and services.

#### Useful Information

EPC Rating - 45 E (valid until 2 November 2032)

Council Tax Band - F (Local Authority - Cornwall Council)



Services: Mains electricity and water. Private drainage (septic tank). Oil fired central heating.

Est. Mobile Coverage from Ofcom Mobile Checker: Indoor - EE, Vodafone, Three & O2 - Limited Outdoor - EE, Vodafone, Three & O2

Est. Likely Broadband from Ofcom Broadband Checker – Standard & Superfast Available

Off street driveway parking for multiple vehicles

Flood risk - Very Low Risk

Cornwall is situated within an historic mining area therefore a mining search is advisable on all homes.

Main dwelling house construction believed to be mainly granite, under roof.

Timber sash windows present

These particulars are intended to give a fair and representative overall description for the guidance of intending purchasers. All descriptions, information, dimensions, references to condition, and necessary permissions for use and occupation are given in good faith, based upon information provided by the sellers, and are believed to be correct. Any intending purchasers should always do their own due-diligence, and satisfy themselves by inspection or otherwise as to the correctness of each of them. We advise you to consult your solicitor for verification during the conveyancing process.





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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 45                      | 72        |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 1751 sq ft / 162.7 sq m

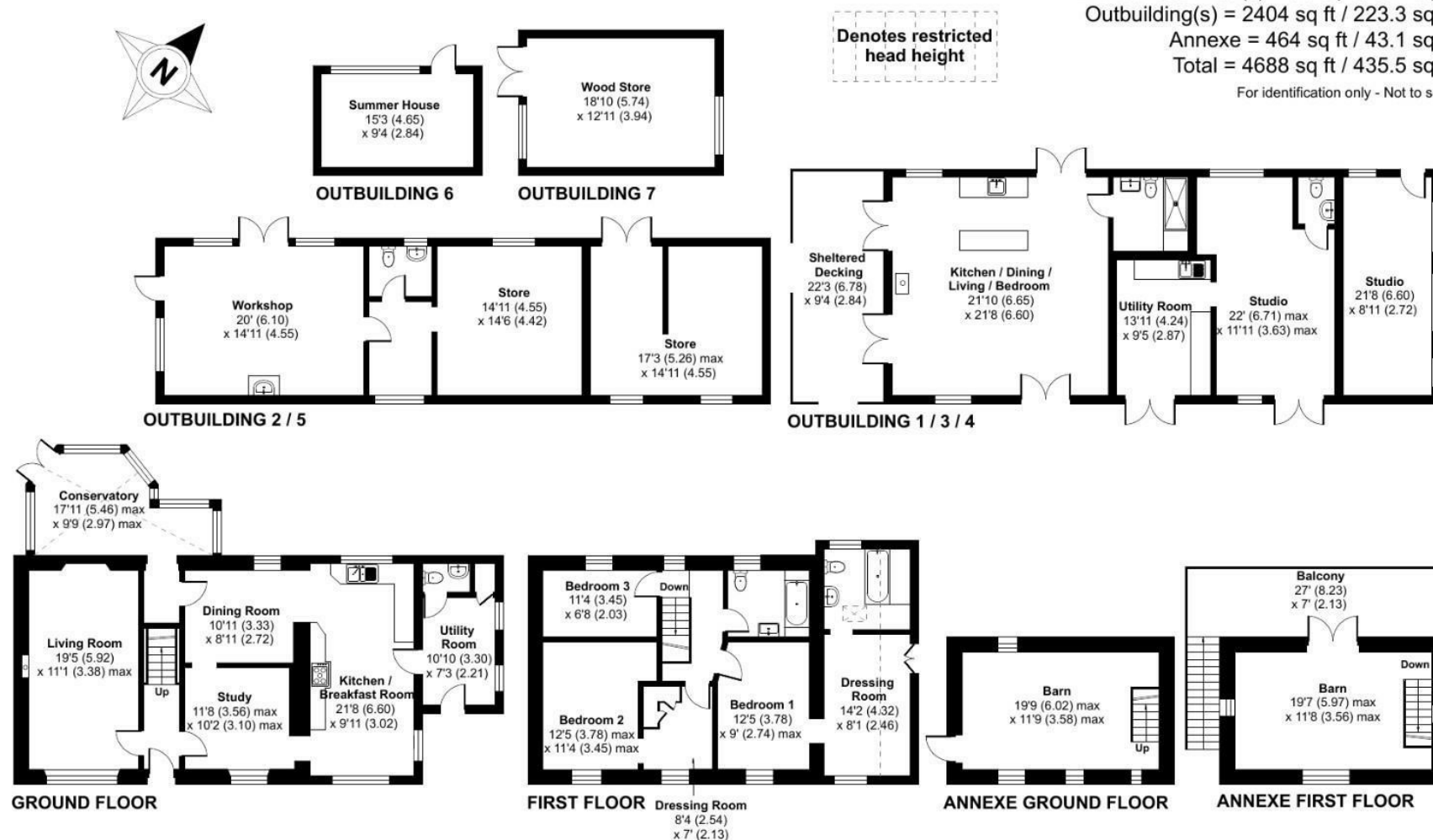
Limited Use Area(s) = 69 sq ft / 6.4 sq m

Outbuilding(s) = 2404 sq ft / 223.3 sq m

Annexe = 464 sq ft / 43.1 sq m

Total = 4688 sq ft / 435.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1179583

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

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