



1 Wheal Georgia,





# 1 Wheal Georgia,

Rosudgeon, Penzance, Cornwall TR20 9EB

Perranuthnoe 1 Mile - Porthleven 6 Miles - St Ives 10 Miles

Substantial, spacious, and light 4 Bedroom, 4-bathroom newly built family home situated in the sought-after village of Rosudgeon.

- New Build
- 4 Bedroom
- Double Garage
- Parking
- Freehold
- No Onward Chain
- 3 En-Suite Bathrooms
- Gardens
- Underfloor Heating
- Council Tax Band F

Guide Price £795,000

## SITUATION

Just inland from the south Cornish coast and sitting between Porthleven and Marazion, Rosudgeon is perfectly placed to access a number of fine beaches with Perranuthnoe and Prussia Cove being the nearest.

Within three miles is the popular village of Marazion, home to St Michael's Mount, sandy beaches and a plethora of restaurants and galleries. A few miles further is the character harbour town of Penzance where there is a wide range of amenities and facilities whilst, to the east, is Helston which also provides the services of a major town

## THE PROPERTY

Recently completed, No 1 Wheal Georgia offers a contemporary family home that blends style, space, and comfort seamlessly. Nestled on the entrance to the new cul-de-sac of Wheal Georgia, this newly built property offers over 2400 square feet designed to cater to the needs of modern family life.





The first floor provides four generous double bedrooms, each providing ample space for and benefiting from high vaulted ceilings. Three of these bedrooms boast their own en-suite bathrooms, ensuring the utmost convenience expected with modern living. The heart of this home is its expansive contemporary living kitchen, premium appliances, and abundant storage space with a superb additional adjoining utility room.

Adjacent to the kitchen is a vaulted sunroom enjoying an abundance of natural light, offering a tranquil space with views across the garden.

Accommodation in Brief: Entrance Hallway, Sitting Room, WC, Study, Kitchen, Utility, Additional WC and Sunroom. First floor offers Four Double Bedrooms, the en-suite and family bathrooms.

### **GARDEN**

Outside, gardens laid to lawn surround the property, providing a serene backdrop for outdoor activities and al fresco dining. With ample space for children to play and adults to entertain, the garden becomes an extension of your living space.

### **SERVICES**

Mains drainage, electricity and water.  
Air Source Heat pump. & underfloor heating.

### **VIEWINGS**

Strictly by prior appointment with the Truro Office on 01872 264488

### **DIRECTIONS**

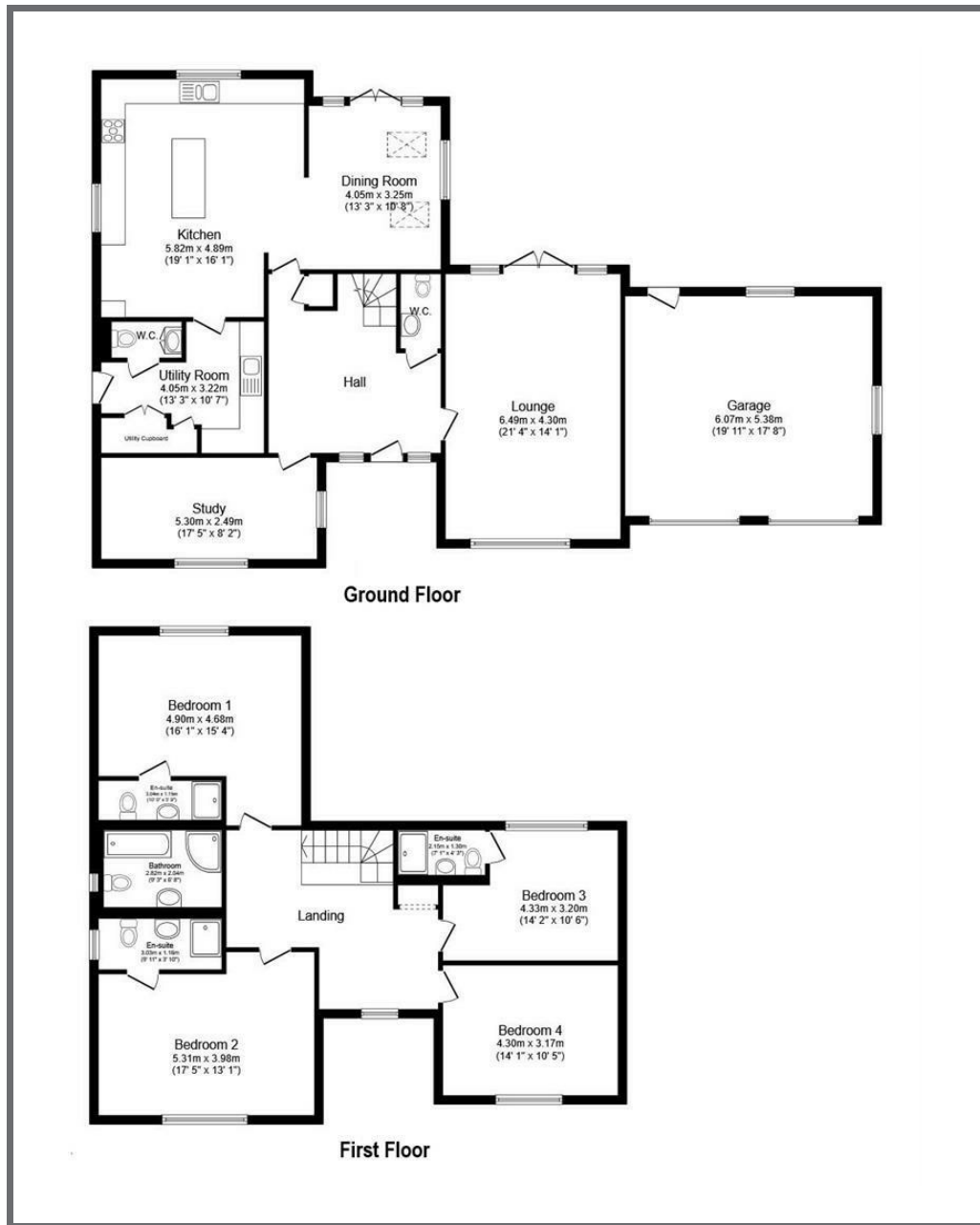
From Truro take the A30 heading down towards Penzance. At the roundabout just before Marazion take the 1st exit left onto the A394 to Helston.

Continue on the A394 heading towards Rosudgeon., Wheal Georgia will be evident on your left-hand side opposite the turning signposted Trevean.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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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			
<b>England &amp; Wales</b>		78	84
	EU Directive 2002/91/EC		