



Mengarth



# Mengarth

Cadgwith Cove, Helston, Cornwall, TR12 7JY

Coverack 8 miles, Helford River 9 miles, Kynance Cove 2 miles,  
Lizard Point 2 miles

A handsome, charming coastal home with uninterrupted sea and rural views, offering flexibility and development potential in the highly sought-after fishing village of Cadgwith Cove.

- Charming Coastal Family Home
- 3 Bathrooms
- Garage
- Terraced Gardens
- Freehold
- 4 Double Bedrooms (1x En-suite)
- Successful Holiday Let
- Off Road Parking (2x Vehicles)
- Sauna
- Council Tax Band G

Guide Price £995,000

## SITUATION

The Lizard Peninsula, England's southernmost point, designated as an Area of Outstanding Natural Beauty, remains largely unspoiled, with much of its land owned by the National Trust. Secret coves, clifftop walks, the Devil's Frying Pan and the stunning Kynance Cove are all within walking distance.

Nestled on the South West Coastal Path, Cadgwith is a stunning and historic coastal village known for its picturesque mix of thatched hillside cottages, fishermen's netting lofts, and breath-taking sea views.

Cadgwith is centred around a charming cove and vibrant village community. Here, local fishing boats are still winched up and launched, the nearby pub enjoys weekly sea shanties and folk music, creating a timeless ambiance that has featured in various popular television series and films. With its rich history of smuggling and shipwrecks, Cadgwith has preserved its historic charm. No need to get in a car: Mengarth is 70 metres from two beaches, village shops, and a welcoming 18th century pub. Excellent schooling nearby.

## THE PROPERTY

This expansive and beautifully proportioned home boasts elegant stone-fronted elevations set into the hillside with far reaching views.

The layout has been cleverly designed to maximize scenic views, internal spaciousness and flexible living across two levels.



As you enter, you'll be welcomed by a large high-vaulted reception and gallery with striking flagstone floor and carpet, impressive granite walls, and wooden staircase rising to the first floor.

On the ground floor, you'll find a master bedroom with an en-suite shower, along with two well-proportioned additional bedrooms, one offering aspects towards the sea and the cove.

The large family bathroom features a sauna, perfect for relaxing after a day at the beach or exploring the idyllic nearby countryside.

A study and utility room offer versatility for home office use. To date they have been used for holiday letting and as a convenient storage space.

Additionally, a rear hallway provides access to the integral garage, which has potential for conversion into extra accommodation or studio space, subject to necessary consents.

The first floor showcases a spacious triple-aspect sitting room with fabulous sea views, complemented by traditional features including a Minster stone fireplace with an inset wood fire-place, a wood-strip floor, and double doors opening onto a sun terrace.

The adjacent bespoke kitchen is new and also leads to the sun terrace. It is well-appointed with a range of built-in units and high-quality granite work surfaces.

The cozy dining room features a gallery expanse, exposed ceiling beams, wooden floor, and provides an inviting space for both formal and casual meals. This level also includes another large bedroom with independent access to the rear gardens and well-appointed family bathroom.

Mengarth has combined a successful holiday let and a family home home.

### **OUTSIDE**

At the rear of the property, you'll find an expansive private garden terraced into the hillside. It boasts elevated views across the cove and out to the sea. It features lawns established trees, and shrubs, and several secluded areas for relaxation or entertaining.

To the side of the property, a large sun terrace extends access to both the living room and kitchen with French windows.

The front of the property boasts an expansive lawn and includes off-road parking for two vehicles with access to the garage.

### **SERVICES**

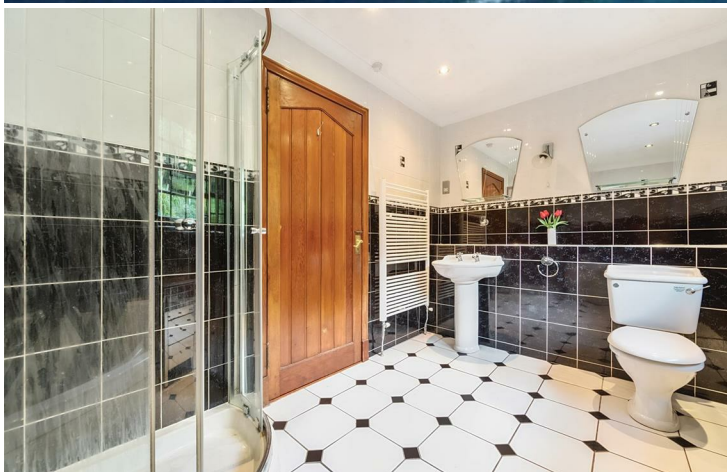
Mains Water, Electricity, and Drainage. Oil Fired Boiler /central heating. Standard Internet available (Ofcom), O2 & Vodaphone Reception Limited (Ofcom)

### **VIEWINGS**

Strictly by appointment by Stags (Truro Office) on 01872 264488.

### **DIRECTIONS**

From Helston follow the A3083 toward the Lizard Village. A short distance after the hamlet of Ruan Major take the left hand turn signed Cadgwith. Upon entering Cadgwith, the road dros down to the cove and Mengarth will be evident on your right-hand side.



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.



Approximate Area = 2051 sq ft / 190.5 sq m (excludes void)  
 Garage = 185 sq ft / 17.2 sq m  
 Total = 2236 sq ft / 207.7 sq m  
 For identification only - Not to scale

Ground Floor

First Floor

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1184699



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	72

England & Wales EU Directive 2002/91/EC

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