

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, two bedroom bungalow in the heart of the rural Cornish village of Ruan Minor.



Situated in the heart of the Cornish rural village of Ruan Minor is this detached, two bedroom bungalow. The residence, which benefits from LPG central heating, provides comfortable accommodation and has recently been run as a successful holiday let. To the outside of the property are gardens to the front and rear which are mainly laid to lawn with the rear garden providing a pleasant patio area.

In brief, the accommodation comprises of an open plan lounge/kitchen/diner, bathroom and two bedrooms.

The property is currently tenanted until mid November 2024. .

Ruan Minor is a vibrant rural village located on the Lizard Peninsula which has been designated as an Area of Outstanding Natural Beauty. Its amenities include a well regarded primary school, playgroup, general stores/post office with coffee shop, doctors' surgery, village hall, church and chapel. Off the centre of the village there is a football club with recreation ground and a super community pavilion bar.

A short distance away is the picturesque village of Cadgwith where there is a popular public house. The sandy beach of Kennack is a short drive away. More extensive facilities are available in the market town of Helston some eleven miles distant with amenities that include national stores, cinema and a leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

PORCH

With outlook to the front garden. Tiled floor and door to

HALL

With doors to all internal rooms.

KITCHEN/LOUNGE/DINER

A triple aspect room with outlook over the garden, recreation ground and out to sea in the distance. There are French doors to the rear garden.

KITCHEN AREA

Comprising working top surfaces incorporating a Belfast sink with mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a dishwasher, washing machine, oven and a fridge/freezer. There are partially tiled walls and spotlighting.

BATHROOM

Comprising a bath with both mixer tap and flexible shower hose over, shower cubicle, close coupled w.c. and a pedestal wash basin with mixer tap. There is a tiled floor, partially tiled walls, obscured window to the side and spotlighting.

BEDROOM ONE 4.19M X 3.20M (13'9" X 10'6")

With French doors to the front.

BEDROOM TWO 3.05M X 2.67M (10' X 8'9")

With outlook to the rear garden.

OUTSIDE

There are gardens to the front and rear of the property and the rear garden provides a pleasant patio area.

SERVICES

Mains electricity, water and drainage. LPG central heating.

DIRECTIONS

From Helston take the main A3083 towards The Lizard and after approximately eight miles take the turning left which is signposted Ruan Minor and Kennack Sands .On entering the village you will see the primary school on your left hand side, pass the school playground, turn left and there is a lane on the right where the property will be found.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX BAND

Band C

AGENTS NOTE

Purchaser will not be able to complete on the property until mid November 2024 as there is a tenancy running on the property.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

12th February, 2024.

ST MARYS TREWORDER LANE, RUAN MINOR, CORNWALL, TR12 7JL PRICE GUIDE £300,000

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		48
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Web: www.christophers.uk.com
 Email: property@christophers.uk.com