



Ashanti Cadgwith, TR12 7JZ

£330,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Ashanti

- TWO BEDROOM PROPERTY OF IMMENSE CHARACTER AND CHARM
- SITUATED IN A SUPER TUCKED AWAY POSITION
- VIEWS OUT ACROSS THE VILLAGE, THE COVE AND OUT TO SEA
- GARDEN
- PARKING SPACE AT THE FRONT
- FREEHOLD
- COUNCIL TAX B
- EPC - E42

An opportunity to purchase a two bedroom property of immense character and charm in the quintessential Cornish fishing village of Cadgwith.

Situated in a super tucked away position, this character property is presented in good order both internally and externally and offers cosy, comfortable accommodation. A real feature of this property are the mature gardens which cradle the property, there is a seating area at its boundary enjoying great views out across the village, the cove and out to sea, where one can watch the fishing day boats come and go landing their catch.

The accommodation in brief, from the ground floor, provides an entrance porch, lounge with wood burner, modern fitted kitchen, two bedrooms (one which has been set up as a garden room) and a shower room. On the first floor there is a generous loft/hobbies room with study area and views out over the village. The property also enjoys a parking space at the front.







Cadgwith has its origins in medieval times as a collection of fish cellars in a sheltered south east facing coastal valley with a shingle cove. Fishing subsidised local farmers' livelihoods. From the 16th Century the village became inhabited with fishing as the main occupation. Subsequently houses, lofts, capstan houses and cellars, constructed of local stone or cob walls and thatched or slated roofs, were built along the beach and up the sides of the valley leading to Cadgwith's characteristic Cornish fishing village appearance. In recent times a very small Anglican Church was built dedicated to St Mary.

Today Cadgwith functions as a small fishing cove with fishermen seen bringing in their haul and working on their boats. Also the Cove has an extremely popular public house which is home to the famous Cadgwith Singers, who are well known for their repertoire of traditional folk songs. For day to day needs the village of Ruan Minor is a short distance away and boasts an active community with many clubs, societies and organisations, primary school, local store/post office, Anglican Church, Methodist Chapel and doctor's surgery.

In the area is the National Trust's picturesque Kynance Cove, the village of The Lizard, which is mainland Britain's most Southerly Point and the stretches of golden sands at Kennack. Comprehensive schooling is available in the nearby village of Mullion, which lies approximately four miles distant, where there is a doctors' surgery, pharmacy and a good selection of shops.

The market town of Helston is approximately ten miles away and includes a good range of amenities having a sports centre with indoor swimming pool and a variety of national shops and supermarkets.

THE ACCOMMODATION COMPRISES (dimensions approx)

GLAZED DOOR TO ENTRANCE PORCH

With attractive wood panelling to the ceiling, storage cupboard with shelf over, tiling to the floor, part exposed stone quoins with part glazed door to-

LOUNGE 13'0" x 13'0" (3.97 x 3.97)

A super space with wood flooring, wood burner set on a slate hearth with stone lintel over and two sash windows to the side aspect. Feature shelving, part wood panelling to the walls which the vendor has advised us came from the Cadgwith Cove Inn. An opening with hand carved feature over to -

KITCHEN 8'2" x 7'11" (2.51 x 2.43)

Comprising a modern grey fitted kitchen with wood effect worktops that incorporate a sink drainer with mixer tap. With a mix of base and drawer units under, with wall units over. Built-in fridge/freezer and dishwasher, corner cupboard with carousel feature shelving, window to the rear aspect overlooking the rear garden. Tiling to the floor and part glazed stable door to the outside.

BEDROOM ONE 10'0" x 10'0" (3.07 x 3.05)

Having a window to the side aspect, built-in wardrobe.

INNER HALLWAY

With wooden flooring, understairs storage cupboard.

SHOWER ROOM

Glazed and tile walk-in shower cubicle with electric shower over. Dual flush w.c., pedestal wash hand basin, plumbing for washing machine, tiled flooring, heated towel rail, storage cupboard which houses the immersion. Down flow heater, window to the rear aspect and part tiling to the walls.

BEDROOM TWO/GARDEN ROOM 9'11" x 8'2" (3.04 x 2.49)

A lovely airy space with wood flooring and glazed French doors leading onto the garden. Feature alcove with shelf.

From the inner hallway, a wooden turning staircase rises to a half landing with skylight and two storage cupboards, feature shelf and further stairs rise to the loft room.

LOFT ROOM/HOBBIES ROOM 20'5" x 12'9" (6.24 x 3.91)

A super space with wood flooring, windows to both the rear and front aspect, the latter of which enjoys a super view out over the valley and village, eaves storage. There is an alcove area which is set up as an office with a bespoke wooden desk.

OUTSIDE

Ashanti is approached by a private lane that leads to its allocated parking space. Steps then lead up to the property. Pedestrian access is gained down both sides of the property which leads to the garden.

GARDEN

This mature garden is a real feature of the property with many seating areas where one can follow the sun. There is a useful shed, greenhouse, lawned areas interspersed with mature planting. At the far boundary of the garden, approached down a pathway, there is a further seating area which has a fabulous outlook down the valley, into the cove and out to sea, where one can watch the comings and goings of the fishing boats.

AGENTS NOTE

We are advised the property above Ashanti has a pedestrian right of way up the steps to get to their gate.





CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From Helston take the A3083 to the Lizard. Proceed for approximately eight miles just past Rozen Furniture turn right, proceed down the valley up the other side and take the left hand turning to Cadgwith. Drive down into the village, passing the car park on the left hand side, Ledra Close on your right and immediately after this, there is a lane leading up the right and the property will be found at the end.

VIEWING

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

COUNCIL TAX

Council Tax Band B.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

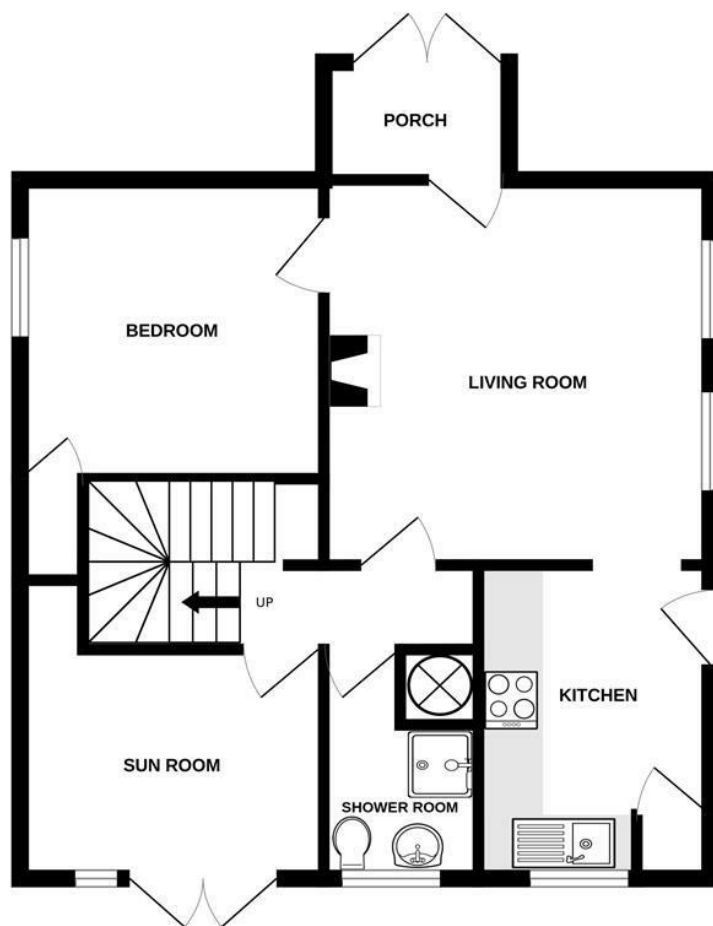
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

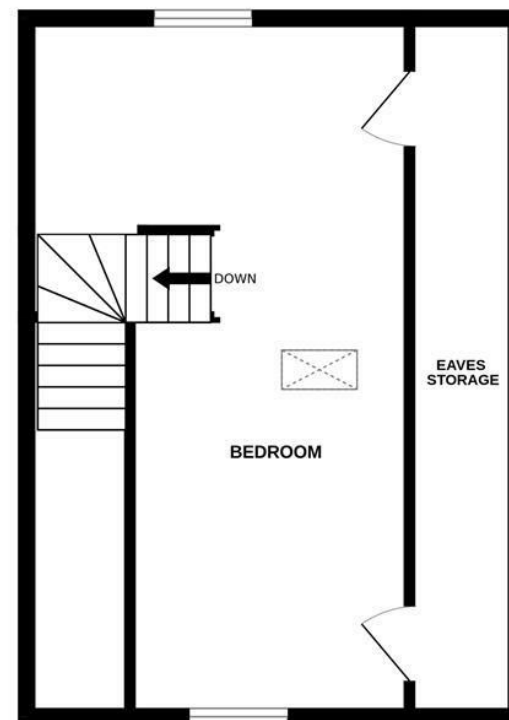
6th March 2025



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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