



Kingey Vean Kuggar, TR12 7LY

£495,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Kingey Vean

- DETACHED THREE DOUBLE BEDROOM BUNGALOW
- BATHROOM AND SHOWER ROOM
- GORGEOUS TRANQUIL AND SECLUDED GARDENS
- FULLY EQUIPPED SHEPHERDS HUT CURRENTLY A SUCCESSFUL HOLIDAY LET
- HAMLET LOCATION CLOSE TO KENNACK SANDS BEACH
- PERFECT FAMILY OR ACTIVE RETIREMENT HOME WITH INCOME STREAM
- VIEWING ESSENTIAL
- EPC D 59
- COUNCIL TAX BAND - D



Nestled close to the stunning Kennack Sands beach, this immaculate three double bedroom bungalow is a true gem. Beautifully presented throughout, the home offers light and airy accommodation with a wonderful feeling of space and comfort.

The spacious dual-aspect kitchen/breakfast room is perfect for relaxed family living and leads into a useful adjoining utility area. The generous lounge features a cosy log burner and French doors that open out to the rear garden – ideal for seamless indoor-outdoor living and year round relaxation.

The bungalow benefits from both a stylish bathroom and a separate shower room, while each of the three double bedrooms offers ample space and natural light with the master enjoying a good amount of fitted storage.

Set within a generous, level plot, the gardens are a real highlight. Designed to offer privacy and tranquility, the outdoor space borders woodland to the side, creating a peaceful and natural setting that's perfect for those that love the outdoors and enjoy relaxing in nature.

A huge asset is the beautifully finished shepherd's hut, fully equipped and currently run as a successful holiday let. It enjoys its own private entrance and seating area, offering potential for income or guest accommodation.

Whether you're looking for an active retirement home or a serene and stylish family property, this home ticks all the boxes. Viewing is essential to fully appreciate all that this fabulous home has to offer.





LOCATION

The hamlet of Kuggar is just half a mile or so from the beautiful long sandy Kennack Sands Beach with many rock pools to explore and also being popular with local surfers. There are a choice of other nearby beaches including the iconic Kynance Cove and the pretty and traditional fisherman's cove at Cadgwith. The Lizard Peninsula is the perfect place for watching the stars with very little light pollution. Keen walkers will enjoy joining the South West Coastal path and taking the opportunity to view some of the most beautiful coastline in England. Nearby Ruan Minor offers day to day facilities with a farm shop and café within walking distance. Wider facilities are on offer in nearby Mullion and Helston including shops, pubs and restaurants.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to hallway.

HALLWAY

With radiator, airing cupboard and doors to various rooms.

KITCHEN/BREAKFAST ROOM 12'8 x 10'9" (3.86m x 3.28m)

A lovely dual aspect room with windows to side and rear overlooking the garden and door accessing the rear garden. Fitted with a shaker style kitchen with butcher's block effect work surfaces over with one and a half bowl stainless steel sink, drainer and mixer tap, space and point for fridge/freezer, Cuisine Master Leisure range style oven with filter and light above, space for dining table. Open plan to utility area.

UTILITY AREA 11'7" x 4'5" (3.53m x 1.35m)

A practical area with matching shaker style base and wall units including a larger style storage cupboard and drawers with work surfaces over, space and plumbing for washing machine and dishwasher, stainless steel sink and drainer with mixer tap. Window to rear overlooking the garden.

LOUNGE 16'8" x 12'4" (5.08m x 3.76m)

A room for all seasons, both spacious and light. During the winter months draw the curtains and cosy up around the log burner whilst, in the summer months, throw open the doors to the patio and host a barbecue. Radiator.

BEDROOM ONE 14'3" max into depth of wardrobes x 10'9" (4.34m max into depth of wardrobes x 3.28m)

A dual aspect room with windows to front and side. With radiator and a generous amount of built-in storage.

BEDROOM TWO 13'3" x 9'6" (4.04m x 2.90m)

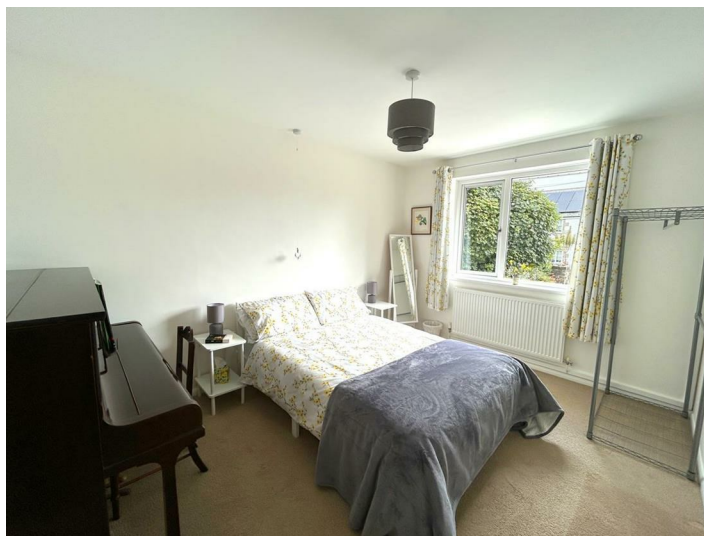
With radiator and window to the front.

BEDROOM THREE 10'9" x 9'4" (3.28m x 2.84m)

With window to front and radiator.

BATHROOM 7'6" x 5'4" (2.29m x 1.63m)

With suite comprising a shower bath with Triton Riya electric shower over, pedestal wash handbasin, low level W.C. and chrome effect ladder style heated towel rail. Opening atrium style roof light and underfloor heating.





SHOWER ROOM 10'9" x 4'7" (3.28m x 1.40m)

A stylish shower room with attractive tiles. Featuring a large cubicle housing a Mira Sport electric shower with drench head and hand held wand, pedestal wash handbasin and low level W.C., chrome effect ladder style heated towel rail, underfloor heating and opening atrium style roof light.

OUTSIDE

Arrive and park on the gravelled parking area offering space for several vehicles and leading to the garage. To the front of the property is a lawned garden with beds planted with mature shrubs and attractive flowers. There is a Cornish stone hedge to either side of the property. The lawn continues around the side of the property where there is a useful storage area, the external oil fired boiler and oil tank concealed by planting, set in a bed stocked with roses and shrubs. The main gardens lie to the rear of the property and are a particular feature, bordered by woodlands and enjoying a wonderful degree of privacy and tranquility where one can truly relax in nature. There is a beautiful sandstone patio, perfect for relaxing in the sunshine or enjoying an al fresco meal. Beyond this is the level lawned garden with several raised planters and beds stocked with mature shrubs and flowers. There is also a greenhouse and a useful aluminium shed.



GARAGE 23'4" x 9' (7.11m x 2.74m)

Accessed via a side sliding garage door. With power and light, windows to side and rear, workshop area to the rear and pedestrian access door to the rear leading to the garden.

SHEPHERD'S HUT 19'4" x 6'6" (5.89m x 1.98m)

A real asset to the property, and currently utilised by the present vendors as a successful holiday let, the shepherd's hut is situated in a tucked away position to the side of the property, enjoying its own outside space with a choice of pretty seating areas and an attractive outlook.

Comprising an open plan living space accessed by double doors and window to the front. There is a double bed with wall mounted television, a drop down table and beautifully stylish kitchen area featuring pale blue base units with rolltop work surfaces over. Sink with mixer tap, undercounter fridge and two zone ceramic hob and express air frying mini oven/grill.

A door leads to the shower room which offers a cubicle with aqua panelling and Triton Seville electric shower. There is a low level W.C. wash handbasin in vanity unit and wall mounted chrome effect ladder style heated towel rail and obscured window to the side.

The shepherd's hut is fully equipped with items including bedding, crockery, cutlery and basic cooking equipment.

This highly versatile space could easily be converted into a home office/studio.

SERVICES

Mains electricity, water and private drainage. Oil fired central heating.









DIRECTIONS

Follow the B3293 from Helston heading towards The Lizard. Approximately two miles before The Lizard take a turning left signposted 'Ruan Minor'. Follow the road and upon entering the village turn left signposted 'Kuggar'. Follow the road into Kuggar and you will see the property on your right hand side identified by our Christophers For Sale Board.

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 D.

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

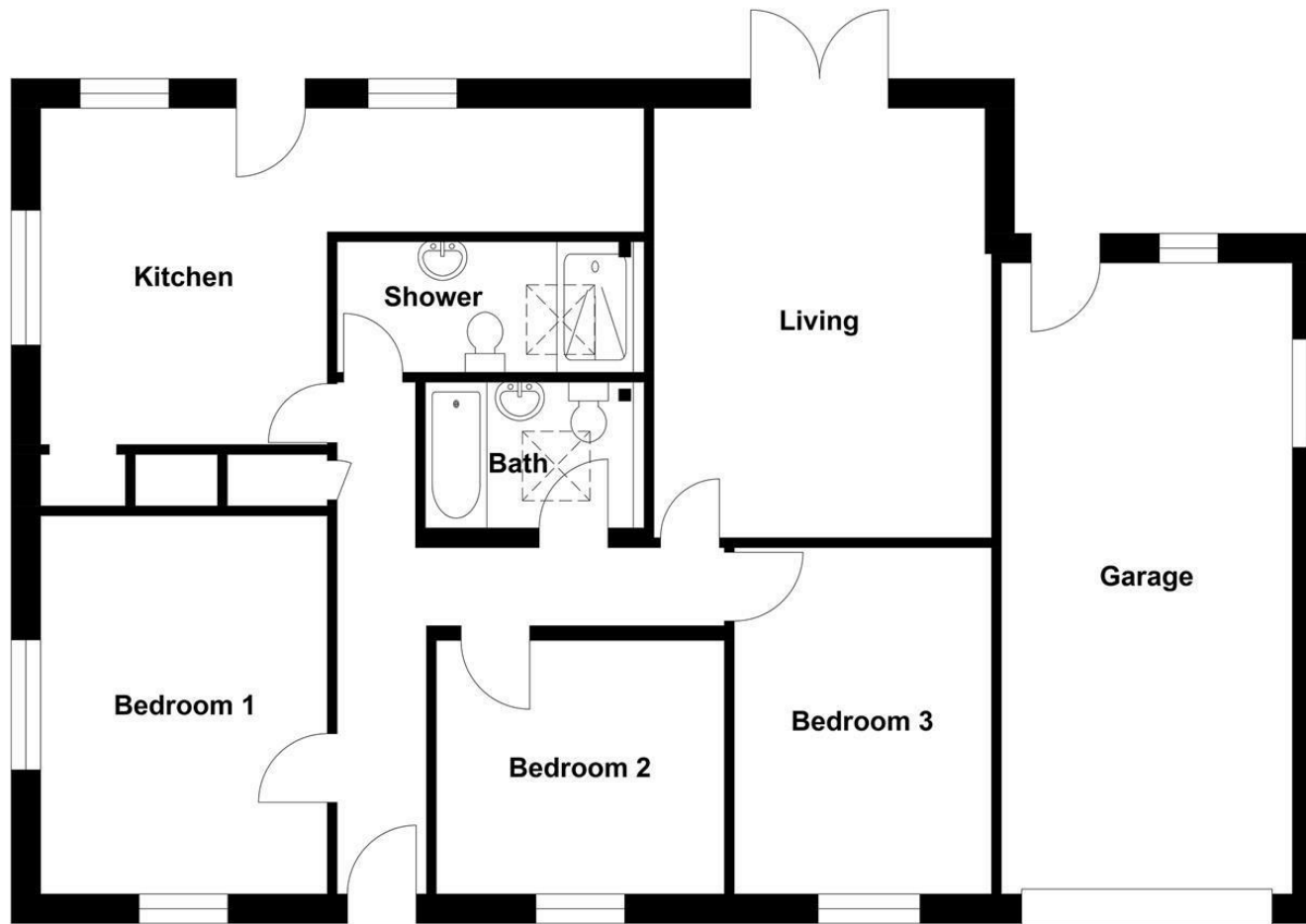
PROOF OF FINANCE - PURCHASERS

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

8th July, 2025.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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		
	59	69
England & Wales	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

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

CHRISTOPHERS
ESTATE AGENTS