



**Quoit Cottage Rosenithon, TR12 6QR**

£299,950 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Quoit Cottage

- DELIGHTFUL RURAL SETTING
- TUCKED AWAY " OFF THE BEATEN TRACK" LOCATION
- FAR REACHING VIEWS OVER OPEN COUNTRYSIDE OUT TO SEA
- TWO BEDROOM CHARACTER COTTAGE
- EXPOSED BEAM CEILINGS
- GARDENS
- GARAGE & WORKSHOP
- FREEHOLD
- COUNCIL TAX C
- EPC E40

Situated in the delightful rural hamlet of Rosenithon, tucked away in an "off the beaten track" setting is this charming two bedroom terraced cottage, rich in character and appeal. The property, which benefits from double glazing and central heating, retains charming features such as exposed beam ceilings and an impressive fireplace. To the rear is a pleasant courtyard garden.

Located opposite the cottage, across the lane, lies a generous garden area featuring a patio, lawn with well established plants and shrubs, a workshop outbuilding and an elevated seating area from which one can enjoy far reaching views across open countryside out to sea. A further advantage is the good size garage located a short distance up the lane.

In brief the accommodation comprises a porch, lounge/diner, kitchen/diner and completing the ground floor a shower room. On the first floor are two bedrooms the master of which has an ensuite facilities.

Rosenithon is close to the Cornish village of St. Keverne which is situated on the eastern side of the Lizard Peninsula. It has a good range of amenities catering for everyday needs including a post office, doctors surgery, general stores, two public houses, church, primary school and butchers. There are miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

PORCH

With step down, outlook to the front and door to

LOUNGE/DINER

Having an impressive inglenook fireplace which acts as a focal point for the room housing a wood burner. The room has a characterful beamed ceiling, an outlook to the front, stairs to the first floor, built-in cupboards, radiator, steps and door to

KITCHEN/DINER 19'3" x 12' (average measurements) (5.87m x 3.66m (average measurements))

With outlook to the rear, beamed ceiling, radiator and a tiled floor. The kitchen area comprises working top surfaces incorporating a Belfast style sink with mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in hob with hood over, a double oven, washing machine and integrated fridge. There are partially tiled walls and door to

SHOWER ROOM

Comprising a walk-in shower cubicle, close coupled W.C. and pedestal wash basin. There is a tiled floor, heated towel rail and a frosted window to the rear.

STAIRS AND LANDING

With doors to both bedrooms.

BEDROOM ONE 9'9" x 9'6" (minus door recess) (2.97m x 2.90m (minus door recess))

With outlook to the front, over open countryside and out to sea. There is access to the loft, radiator and door to

EN SUITE

Comprising of a W.C. with concealed cistern, pedestal wash basin with tiled splashbacks and the room has a built-in airing cupboard which houses a water tank with immersion heater.

BEDROOM TWO 9'3" x 9'3" (average measurements) (2.82m x 2.82m (average measurements))

With outlook to the front over open countryside and out to sea the room has a built-in wardrobe and radiator.

**WORKSHOP 19'3" x 7'6" (average measurements) (5.87m x 2.29m (average measurements))**

Located opposite the cottage across the lane is this useful workshop area with work benches and coal store. There is an outlook over the garden.

**GARAGE 18'9" x 13' (5.72m x 3.96m)**

Located a short distance down the lane.

#### **SERVICES**

Mains electricity, water and private drainage.

#### **WHAT3WORDS**

unfair.cover.dockers

#### **ANTI-MONEY LAUNDERING**

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

#### **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.

#### **COUNCIL TAX**

Council Tax Band C.

#### **DATE DETAILS PREPARED.**

7th January 2026.

#### **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/>

#### **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.

#### **AGENTS NOTE**

We are advised that the private drainage is shared by 3 properties with the system not being located within the boundary of Quoit Cottage. We are advised that this is emptied annually and the cost spread between the 3 properties.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		40
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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