



Larkspur Cottage Germoe Lane, Germoe, TR20 9QY

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Larkspur Cottage Germoe Lane

- INITIALLY FOR SALE BY PUBLIC AUCTION
- THREE BEDROOM PERIOD RESIDENCE
- BEAUTIFULLY PRESENTED AND PARTIALLY THATCHED PROPERTY
- CHARACTERFUL FEATURES
- PARKING AREA AND GARDEN
- REACHING VIEWS ACROSS OPEN COUNTRYSIDE
- PICTURESQUE RURAL HAMLET
- FREEHOLD
- COUNCIL TAX E
- EPC E-46

Initially for sale by PUBLIC AUCTION please see agents note three.

Nestled within the picturesque rural hamlet of Germoe, amid the gentle rolling countryside of West Cornwall, this three bedroom period residence is a home of exceptional charm and character. The beautifully presented, partially thatched property showcases an abundance of characterful features, including an attractive local stone facade, exposed beamed ceilings and a magnificent inglenook fireplace that forms a striking focal point for the sitting room.

Outside the grounds offer a parking area, generous and thoughtfully planted gardens with mature shrubs and plants. The property enjoys far reaching views across open countryside, creating a tranquil and highly desirable setting.

In brief, the accommodation comprises a kitchen/diner, utility room, inner hall, w.c., lounge/diner, hall which is accessed from the kitchen/diner and completing the ground floor, a sitting room. On the first floor is a shower room and three bedrooms.







Germoe crossroads is conveniently positioned along the A394 which is the main Helston to Penzance road and is therefore wonderfully placed for exploring the Mounts Bay coastline and the many villages and towns in the area. Germoe itself is a picturesque rural community which has its own primary school and church. The nearby village of Praa Sands is famous for its sandy beach and amenities including shops and a pub. The more extensive amenities of the nearby towns of Helston and Penzance provide national stores, cinema's and sports centre with indoor swimming pool. The town of Penzance also provides access to mainline national rail links to London and beyond.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROXIMATELY)

A STABLE STYLE DOOR TO

KITCHEN/DINER 16'9" x 11'8" (5.11m x 3.56m)

A dual aspect room with characterful beamed ceiling and a tiled floor. There is an attractive kitchen comprising working top surfaces incorporating a double Belfast style sink with mixer tap over, cupboards and drawers under. The room has an impressive Everhot Stove style oven. A door to the hall and an opening and steps down to

UTILITY ROOM 11'3" x 10'3" (3.43m x 3.12m)

A dual aspect room and comprising working top surfaces with cupboards and drawers under, a built-in dishwasher and there is a space for an American style fridge/freezer. The room has a tiled floor and exposed beams. A door to

INNER HALL

With outlook to the side, several built-in cupboards, opening to the lounge/diner and a door to

W.C.

Comprising a close coupled w.c. and a wash basin with a cupboard under. There is a built-in cupboard, working top surface with space under for a washing machine and tumble drier and there is a frosted window. The room has a skylight.

LOUNGE/DINER 24'9" x 12'9" (7.54m x 3.89m)

A dual aspect room with stable style door to the outside. The room has vaulted beam ceilings with sky lights and a LPG fire which acts a focal point for the room and a stone hearth.

HALL

With understairs cupboard, a window to the outside, stairs to the first floor, a door and window to

SITTING ROOM

A dual aspect room with an impressive inglenook fireplace with LPG fire, once again acting as a focal point for the room. There is a door to the outside, a built-in cupboard and the room has an attractive beamed ceiling.

STAIRS AND LANDING

With a window to the front, doors to all bedrooms and a door to the shower room.

SHOWER ROOM

Comprising a shower cubicle, bath, pedestal wash hand basin and a close coupled w.c. There is a frosted window to the side, a heated towel rail and built-in cupboards.

BEDROOM ONE 12'6" (narrowing to 8'9") x 10'9" (plus door recess) (3.81m (narrowing to 2.67m) x 3.28m (plus door recess))

A dual aspect room, with windows to the front and side. There are exposed beams and access to the loft.

BEDROOM TWO 12'9" x 12'6" (plus door recess) (3.89m x 3.81m (plus door recess))

With outlook to the rear and having exposed beams and built-in cupboards.

BEDROOM THREE 9'6" x 8'6" (2.90m x 2.59m)

An outlook to the rear and having a built-in cupboard.

OUTSIDE

The outside space is a real feature of the property with a parking area, good sized gardens, which boast an abundance of plants and shrubs, along with lawned areas. Views can be enjoyed from the garden over open countryside and there is a useful shed and greenhouse. A hard landscaped area provides a pleasant place for al fresco dining.

AGENTS NOTE ONE

We are advised that the property is Grade II Listed.





AGENTS NOTE TWO

We are advised that there are some mining features within the boundary of the property. Purchasers should satisfy themselves before moving forward.

AGENTS NOTE THREE

The property is to be sold via auction in collaboration with Clive Emson Auctioneers. We are advised the auction date is hoped to be 11th February 2026 and prospective purchasers can contact Clive Emson for further information about the auction process 03458500333.

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, oil fired heating and private drainage.

WHAT3WORDS

cabbages.shoppers.proceeds

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band E.

DATE DETAILS PREPARED.

8th January 2026.

MOBILE AND BROADBAND

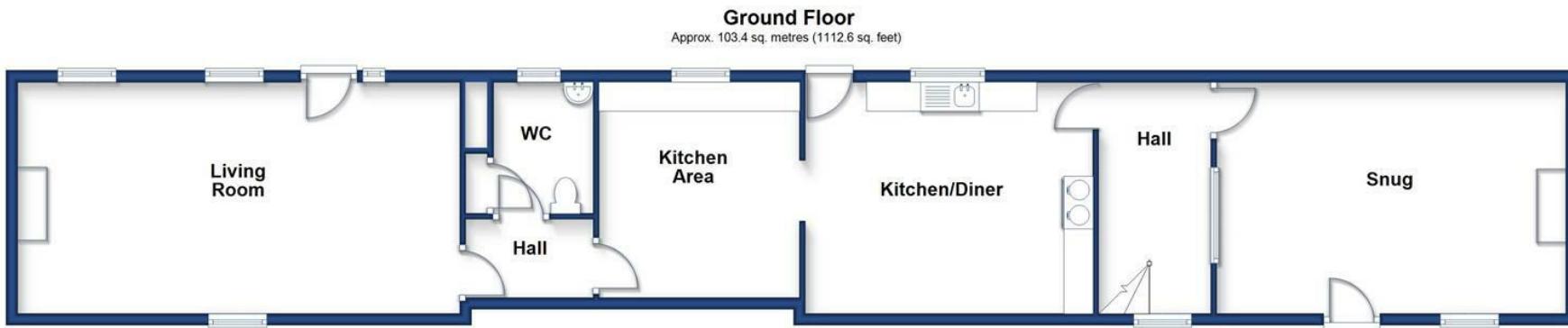
To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

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.





Total area: approx. 156.2 sq. metres (1681.4 sq. feet)

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	46	
(1-20) G	67	
Not energy efficient - higher running costs		
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. Gated areas, 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 or contracts.



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