



1 Mawgan Cross
Mawgan
TR12 6AB

GUIDE PRICE - Asking
Price £230,000

- END OF TERRACE COTTAGE
- HISTORIC VILLAGE LOCATION
- GRADE II LISTED
- BACKING ONTO OPEN COUNTRYSIDE
- TWO BEDROOMS
- LARGE SUNNY GARDEN
- REQUIRES REFURBISHMENT
- NO ONWARD CHAIN
- PARKING ON SEPARATE DEED



Tenure - Freehold

Council Tax Band - B

Floor Area - 462.84 sq ft



PROPERTY DESCRIPTION

A unique opportunity to purchase this delightful, Grade II listed cottage situated in the historic village of Mawgan-In-Meneage on the rural outskirts of Helston. Offered for sale for the first time and with no onward chain, the cottage lies in the heart of the village on pretty triangular green know as Mawgan Cross with its pre-twelfth century inscribed stone to the front and open countryside to the rear. Internally. The accommodation comprises an entrance porch, lounge, kitchen, bathroom, two bedrooms and a stone shed, all in need of some refurbishment. Outside enjoys a good sized garden boasting a sunny aspect and far reaching views over rolling fields beyond.

Mawgan-In-Meneage is an attractive little village and parish located at the base of the Lizard Peninsula, between the Helford River and Gunwalloe. There are several excellent walks in the vicinity including the woodland walks down to the Helford river at Mawgan Creek and Tremayne Quay. There is also a public house, bus service, local shop and Garras Primay School.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Double wooden doors into:

ENTRANCE PORCH

Glazed wooden door into:

LOUNGE

16'4" x 10'9" (5m x 3.28m)

Glazed sash window, fireplace with wood burning stove and cupboards to either side, stairs to first floor with storage below, night storage heater, glazed door into:

KITCHEN

10'11" x 5'6" (3.34m x 1.69m)

Fitted kitchen with base units and wood effect worksurfaces, stainless steel sink with mixer tap and drainer, electric oven, hob and extractor, spaces for washing machine and fridge, wood effect vinyl flooring, cupboard housing immersion water heater, door into:

REAR HALL

Door to garden and bathroom.

BATHROOM

A three piece bathroom suite comprising bath with tiled surround, W.C and hand basin, heated towel rail, obscure glazed window.

FIRST FLOOR

LANDING

Glazed window, doors to bedrooms.

BEDROOM ONE

9'6" x 7'11" (2.9m x 2.42m)

Glazed sash window, electric heater.

BEDROOM TWO

7'10" x 7'1" (2.4m x 2.16m)

Glazed sash window, electric heater.

OUTSIDE

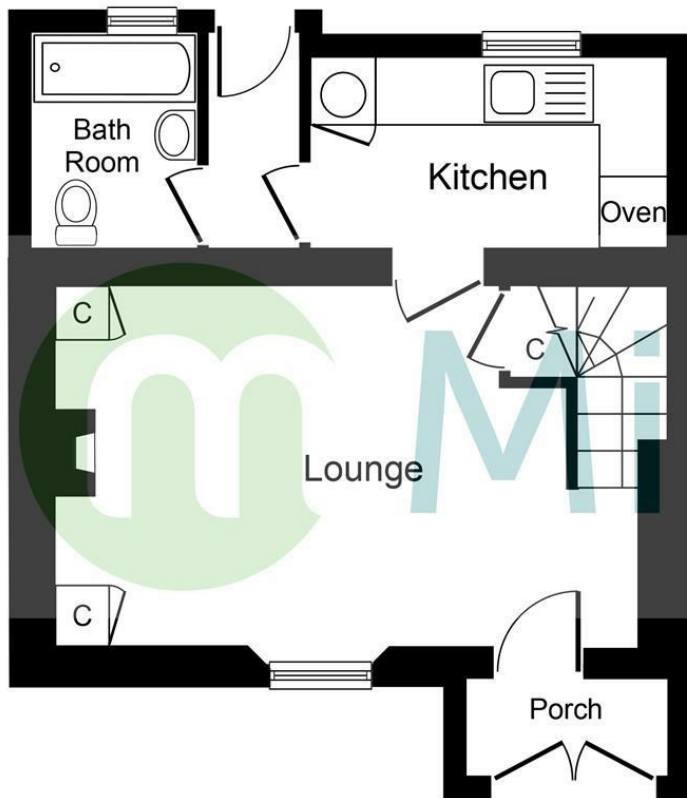
The property sits on a generous plot enjoying a delightful sunny aspect and views over open countryside to the rear. A side pedestrian gate leads into a large garden with a stone outbuilding and views over fields beyond. There is a right of way to the adjoining property through the garden.

SERVICES

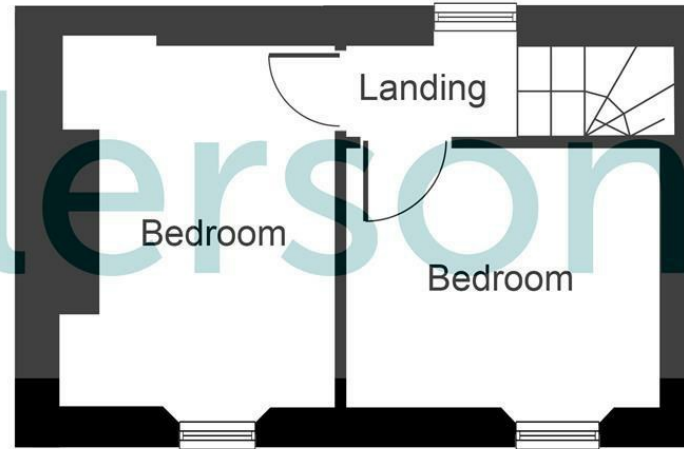


Mains electricity, water and private drainage (however we have not verified connections)
Council Tax Band B





Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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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Valuation Request

