



Mawgan Cross

Mawgan

TR12 6AB

Asking Price £230,000

- DOUBLE FRONTED COTTAGE
- HISTORIC VILLAGE LOCATION
- GRADE II LISTED
- BACKING ONTO OPEN COUNTRYSIDE
- TWO BEDROOMS
- DELIGHTFUL SUNNY GARDEN
- REQUIRES REFURBISHMENT
- NO ONWARD CHAIN



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Tenure - Freehold

Council Tax Band - C

Floor Area - 484.37 sq ft



## PROPERTY DESCRIPTION

A unique opportunity to purchase this delightful, double fronted 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/diner, kitchen, bathroom and two bedrooms, all in need of some refurbishment. Outside enjoys a delightful 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

Glazed wooden double doors into:

### ENTRANCE PORCH

Door into:

### LOUNGE/DINER

16'11" > to 16'2" x 15'8" including stairs (5.18m > to 4.95m x 4.78m including stairs)

A good sized lounge with dining space, two sash windows, feature fireplace with wood burning stove, stairs to first floor with cupboard below, night storage heater, open into:

## KITCHEN

12'1" x 7'0" (3.69m x 2.14m )

A range of fitted base and wall units, stone effect work surfaces with tiled splash backs, stainless steel sink with mixer tap and drainer, integrated electric oven and hob, spaces for fridge/freezer and washing machine, tile effect flooring, glazed window and glazed door to rear garden, door into:

## BATHROOM

A three piece bathroom suite comprising bath with tiled surround, W.C and hand basin, two obscure glazed windows, tile effect flooring, storage cupboard.

## FIRST FLOOR

### LANDING

Doors to bedrooms, glazed window.

### BEDROOM ONE

15'10" x 10'6" (4.85m x 3.21m )

Dual aspect glazed windows, night storage heater.

### BEDROOM TWO

9'1" x 6'6" (2.77m x 1.99m )

Glazed sash window, electric heater.

## OUTSIDE

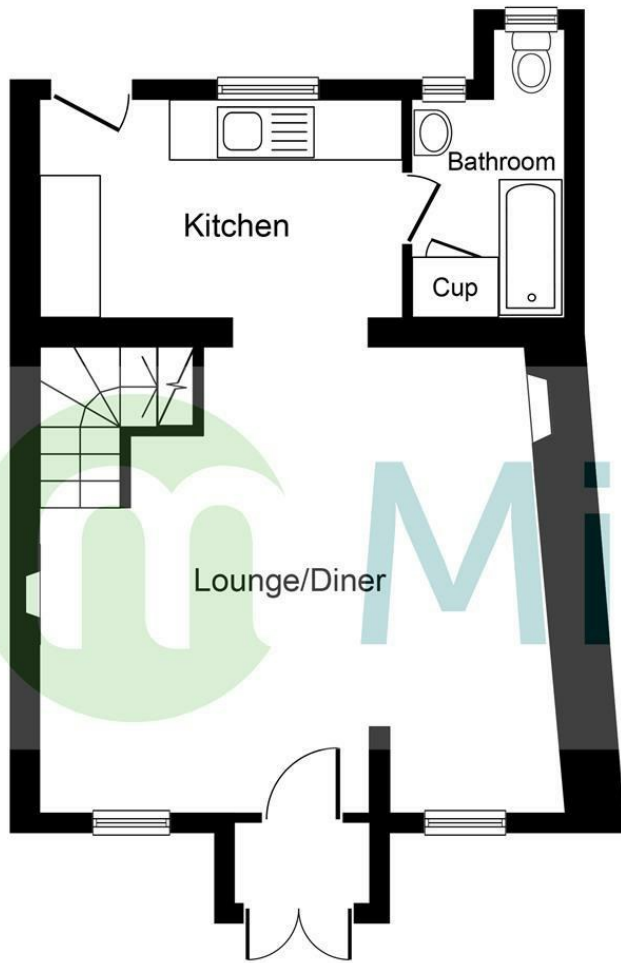
The rear of the cottage enjoys a delightful, lawned sunny garden with views over open countryside and access to a useful stone shed. The cottage has a right of way over the adjoining property.

## SERVICES

Mains electricity, water and private drainage (however we have not verified connections).

Council Tax Band C





**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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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**Valuation Request**

