

# Rainbow Cottage

Wendron, Cornwall TR13 0LT





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Welcome to this charming two bedroom terraced cottage which has been meticulously renovated throughout to a high standard, this delightful home offers a warm and inviting retreat for those seeking a blend of modern living in a traditional setting. Upon entering, you'll be welcomed into a bright and airy dining room area, conveniently located just off the kitchen. This layout creates an inviting space for entertaining friends and family, making gatherings effortless and enjoyable. The kitchen is a chef's dream, boasting an abundance of storage units and ample countertop space, allowing you to keep surfaces clear and providing room to create culinary masterpieces. The heart of this cottage is the generously sized living room, where you can unwind and relax in front of the cozy log burner. It's the perfect setting on chilly evenings, providing a warm and inviting atmosphere for relaxation and conversation. The newly fitted shower room adds a touch of modern luxury to the home. As you ascend the stairs, you'll discover two well proportioned bedrooms, each offering comfort and tranquility. The master bedroom is a standout, benefitting from views towards the headland. Externally, this cottage continues to impress. A sheltered patio area enhances your outdoor living space, providing the perfect spot for enjoying your morning coffee or dining al fresco. The convenience of a double garage and outhouse offers ample storage for your belongings, and there's plenty of off road parking for your vehicles and guests. Being sold with no onward chain, you won't want to miss out on this wonderful Corish Cottage.



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**GUIDE PRICE £300,000**

**LOCATION**

Wendron is a sought after location that benefits from a well regarded primary school also being conveniently located for access to major towns including Helston, Redruth and Camborne as well as the A30. The property offers excellent access to the coast with beaches on both the North and South coasts being accessible with a 20 minute drive. The ancient market town of Helston lies approximately 5 miles South and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are also within reach. For foodies, approximately 8 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

**ACCOMMODATION**

Dining Room  
Kitchen

Bathroom  
Living Room  
Stairs to Landing  
Bedroom One  
Bedroom Two

**OUTSIDE**

Hidden behind the garage is a sheltered patio area which provides a lovely private spot to relaxing the sun. With plenty of space for table and chairs, its makes a great spot for hosting BBQ's.

**OUTHOUSE**

Currently used as additional storage however with the amount of space available could be transformed into a workshop or home office.

**DOUBLE GARAGE**

With two electric garage doors and electricity inside there is plenty of storage and space to park two cars inside.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**PARKING**

The large gravelled driveway provides plenty of off road parking and could comfortably fit four cars.

**SERVICES**

Mains electricity and water. Private drainage.

**COUNCIL TAX BAND - B****ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS**

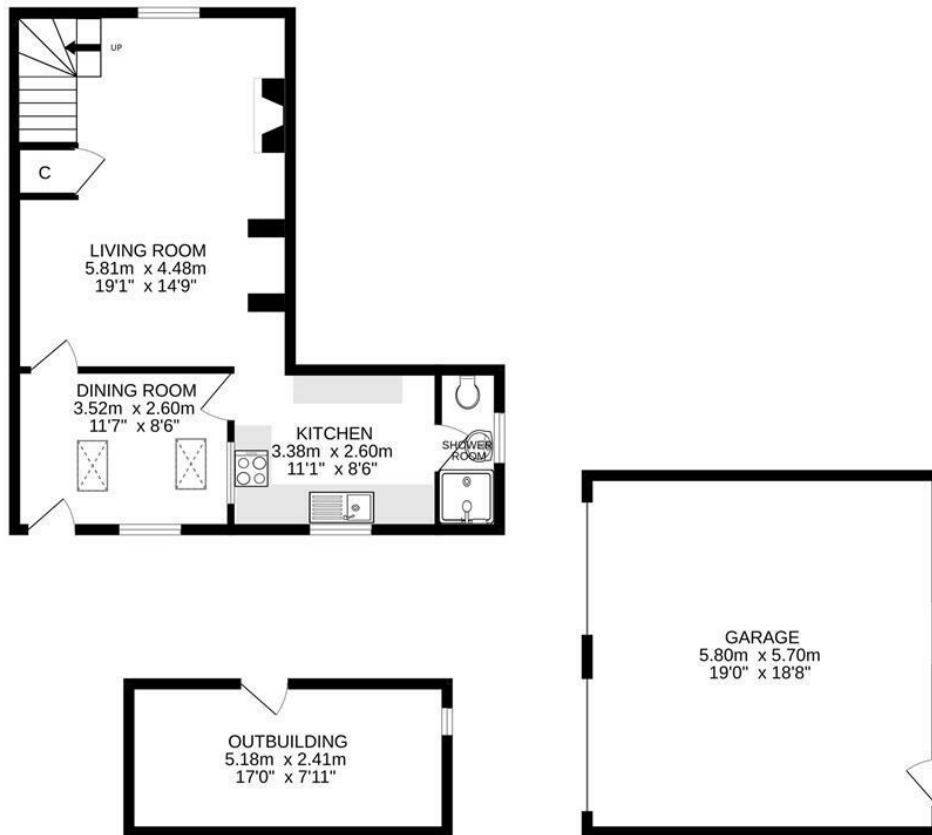
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE - PURCHASERS**

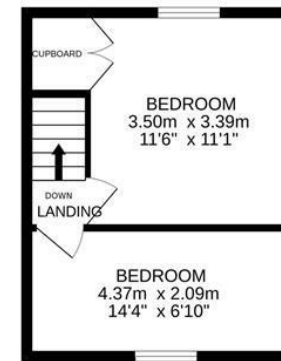
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to test themselves as to the amount of double glazed units in the property.



RAINBOW  
COTTAGE

