

# 1 Rose Cottage Relubbus, TR20 9EL



**MATHER**  
PARTNERSHIP





# 1 Rose Cottage

## Relubbus, TR20 9EL

Nestled in the picturesque village of Relubbus, this charming character cottage is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and two well-appointed bathrooms, this semi-detached property offers a perfect blend of traditional charm and modern comfort. As you step inside, you'll be greeted by a warm and inviting atmosphere, with each room beautifully presented to create a homely feel. The generous and spacious gardens surrounding the cottage are substantially larger than they appear, and provide the ideal setting for outdoor relaxation, gardening, or entertaining guests on sunny days. Conveniently located in the sought-after "golden triangle", this property offers easy access to Penzance, St Ives and Helston. It is also close to local amenities, schools, and transport links, making it a perfect choice for families or those looking for a peaceful retreat away from the hustle and bustle of city life. With parking available for up to two vehicles and being sold with no onward chain, this cottage presents a rare opportunity to own a piece of countryside paradise. Don't miss out on the chance to make this delightful cottage your new home sweet home.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £385000

#### Location

The property is located in Relubbus, which is an exceptionally well regarded area within St Hillary Parish. A brilliant base from which to access miles and miles of coastal paths and the plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and great for swimming and snorkelling as well as being dog friendly all year round. Rosudgeon offers good local amenities including the recently opened and well stocked Co-Op, a pub and large sports ground with social club where many activities take place. The property is also well placed for access to the A30, comprehensive day to day facilities and schooling options available in both nearby Penzance and Helston. For purchasers with families nearby St Hillary Primary School has an excellent reputation and there is also a choice of secondary schooling at nearby Mounts Bay and Humphrey Davy.

#### Accommodation

Living Room

Kitchen/Diner

Study

Shower Room

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Garden

A good sized garden to the side and rear with a variety of established plants. There is space to potentially build a studio/cabin or additional accommodation (subject to gaining any necessary permissions).

Parking

On the gravel drive to the front of the property.

Services

Mains water, drainage, electric. Oil heating and water.





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			
(1-20) G			
Not energy efficient - higher running costs			
		80	
		55	
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band - B

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

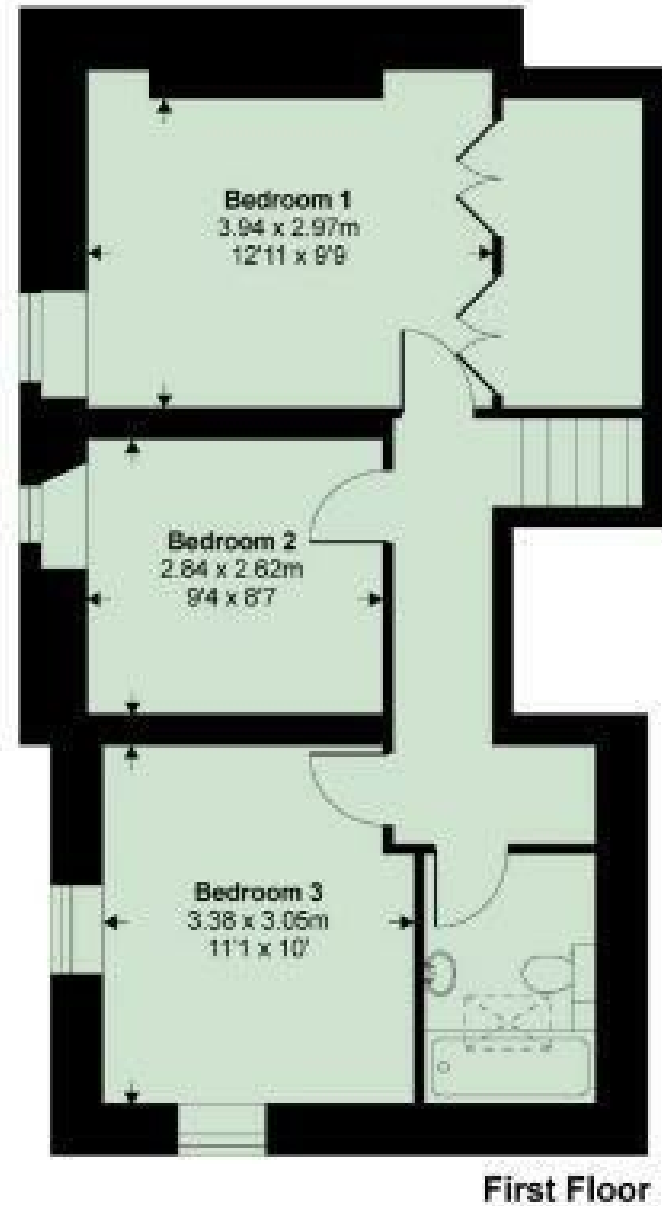
**Anti Money Laundering Regulations – Purchasers**

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 Finances**

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.





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 satisfy themselves as to the amount of double glazed units in the property.

