

Maravel Cottage, Rosudgeon, TR20 9PN







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Located in a convenient location for accessing the local coast and countryside, Maravel Cottage provides spacious living accommodation. On the ground floor is a modern kitchen/diner, large lounge with fireplace, perfect for those cosy evenings with feature bay window over looking the beautiful front garden. There is also a superb second living room or fifth bedroom, again with a fireplace and views over the front garden. There are lots of useful storage cupboards along with downstairs WC, and utility area accessing the rear courtyard, which has a range of storage spaces. Upstairs there are three double (two of which have en-suites), and one single bedroom. There is also a modern family bathroom.

A real feature of the property is the front garden, which has been divided into several discrete areas, with a pond, lots of beautiful established plants, creating tranquil and serene areas. There is also a Rose Garden and lawn area which leads to the parking area and detached garage. This property offers the perfect space to add your own stamp to create a beautiful home. The lush gardens and peaceful pond create a serene oasis, while the interior provides comfort and functionality. Don't miss the opportunity to make this house your home which is coming to the market with no onward chain.



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

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Guide Price - £775,000

Location

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coast land - a brilliant base from which to access miles and miles of coastal paths and a plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and rich in smuggling history! The cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by the local fishermen. The beach is great for swimming and offers fantastic snorkeling opportunities 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.

Accommodation

Entrance Hallway
Lounge
Kitchen/Diner
Larder

Utility Room
WC

Living Room/Bedroom Five
Bedroom One with En Suite
Bedroom Two with En Suite
Bedroom Three
Bedroom Four
Family Bathroom
Shower

Parking

Parking for several vehicles in front of the garage. Subject to planning or reconfiguration of the garden, this area could be substantially extended.

Garage

Single garage with pedestrian door.

Garden

A spacious garden to the front of the property, sectioned into several areas, to include a pond, rose garden, grassed area, green house and a wealth of established plants.





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		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Summerhouse

with electricity and woodburner inside providing a great seating area enjoying the garden area.

Council Tax Band - D

Services

Mains water, drainage, electric and LPG heating.

Agents Note

Our client has informed us that there is pedestrian right of way from the back gate to the road.

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

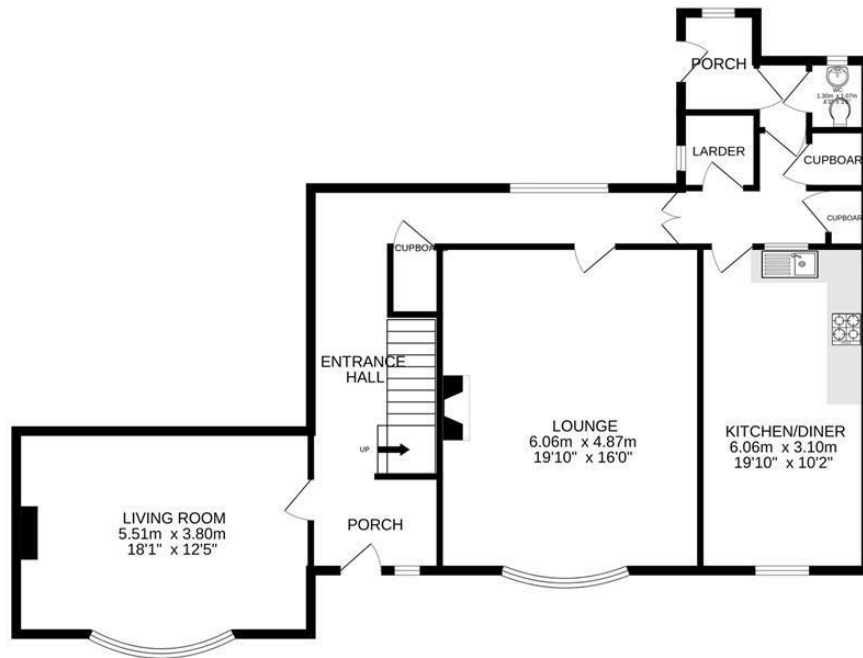
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

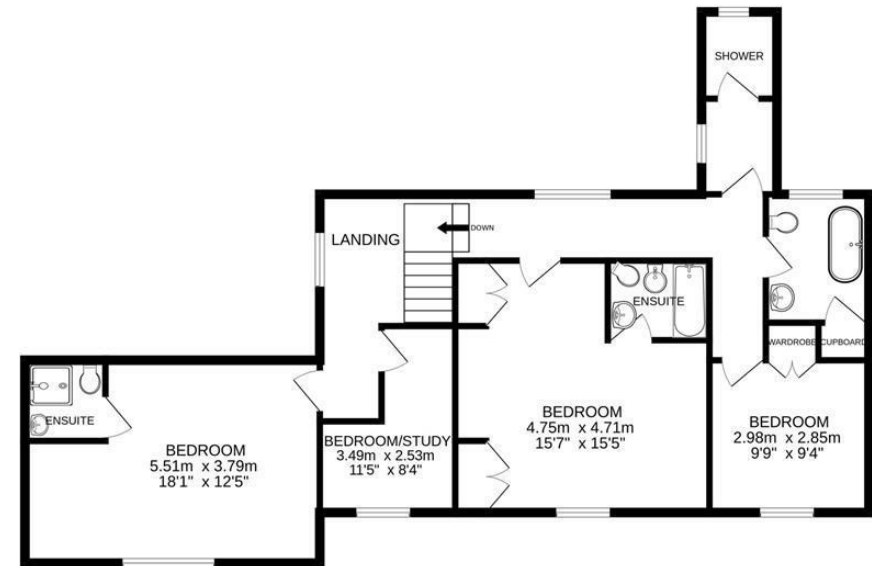
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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