

# Holly Tree Cottage, Cadgwith Ruan Minor, TR12 7LA





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Nestled in the charming village of Cadgwith, this modern detached bungalow is a true gem waiting to be discovered. Boasting a delightful open plan lounge, kitchen, and dining room, this property offers a perfect space for both relaxation and entertainment. With three good size bedrooms, this bungalow provides ample space for a growing family or those who love to host guests. The well-maintained bathroom ensures comfort and convenience for all residents. One of the standout features of this property is its eco-friendly design, making it not only a beautiful home but also a sustainable one. Situated close to the picturesque Cadgwith Cove and the stunning SW coast path, outdoor enthusiasts will find themselves in paradise with plenty of opportunities for scenic walks and exploration right at their doorstep. The property sits on a generous plot, offering well-presented gardens where you can unwind and enjoy the beauty of nature. Additionally, the presence of a garage and off-road parking adds to the convenience and practicality of this lovely home. If you are looking for a modern bungalow that seamlessly combines style, comfort, and eco-conscious features in a desirable location, then look no further. This property is a rare find that promises a lifestyle of tranquillity and natural beauty.



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

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**Guide price - £675,000**

**Location**

Cadgwith is a small fishing cove where fishermen can be seen bringing in their haul and working on their boats. The cove has an extremely popular public house which is home to the famous Cadgwith Singers, who are well known for their repertoire of traditional folk songs. For day to day needs the village of Ruan Minor is a short distance away and boasts an active community with many clubs, societies and organisations, primary school, local store/post office, Anglican Church, Methodist Chapel and doctor's surgery. In the area is the National Trust's picturesque Kynance Cove, the village of The Lizard, which is mainland Britain's most Southerly Point and the stretches of golden sands at Kennack. Comprehensive schooling is available in the nearby village of Mullion, which lies approximately four miles distant, where there is a doctors' surgery, pharmacy and a good selection of shops. The market town of Helston is approximately ten miles away and includes a good range of amenities having a sports centre with indoor swimming pool and a variety of national shops and supermarkets.

**Accommodation**

Entrance hall

Lounge kitchen dining room

Bedroom

Bedroom

Bedroom

Bathroom

Utility room

WC

**Outside**

The property occupies a good size plot with generous off road parking and good size gardens. There is a deck wrapping around the front elevations of the property, affording sea views. To the lower level of the garden is a good size patio area, affording hours of sunshine. Mature trees, shrubs and bushes line the boundary. Outside shed.

**Garage**

Good size garage, fitted with power and light. Electric garage door.





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			
		83	91
<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

**Services**

Mains water, electricity and drainage. Air source heat pump. Thermal panels which can be used for heating water. The property also benefits from a rainwater tank holding approx. 3.5k litres.

**What3Words**

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**Council Tax - Band D****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.

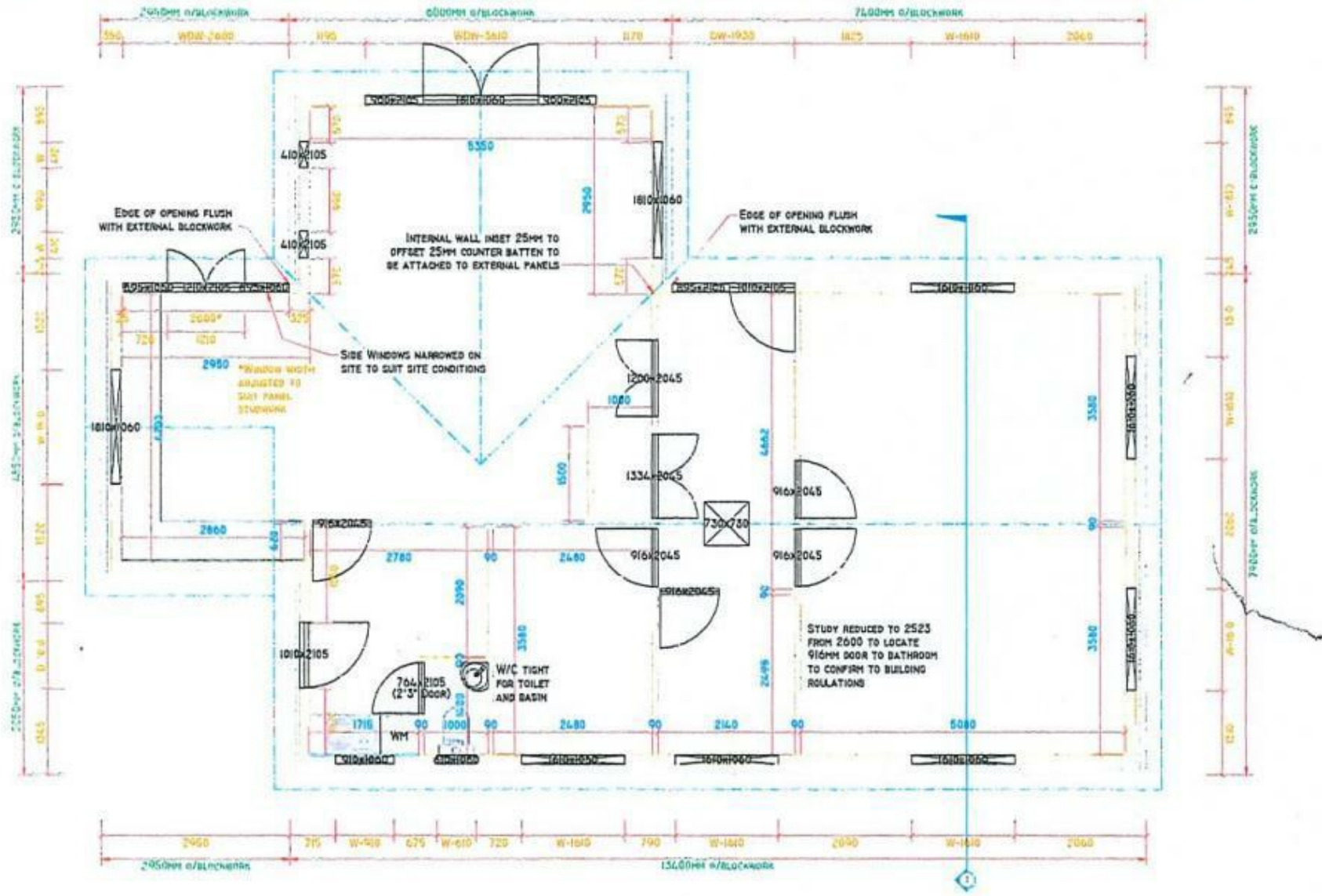
**Proof of finances**

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.

**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/>





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.



Holly Tree  
Cottage

