

Lyonesse House, Red Lane Rosudgeon, TR20 9PU







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Nestled in the charming Red Lane of Rosudgeon, is this spacious and beautifully presented modern detached house. Boasting two reception rooms, four bedrooms, and three bathrooms, this property offers ample space for a growing family. Built in 2020 to an exceptional standard, this immaculately presented home exudes modern elegance and benefits from the remainder of a 10 year warranty. The property features a contemporary custom-made kitchen, perfect for whipping up culinary delights, and modern bathrooms that provide a touch of luxury. The property affords under floor heating throughout to both floors, with porcelain tiles and engineered flooring. As you step outside, you are greeted by generous outdoor spaces, including a beautifully presented garden where you can unwind and enjoy the fresh air. Whether it's hosting a summer barbecue or simply relaxing in the sunshine, this property offers the perfect setting for outdoor enjoyment. With off road parking space for several vehicles, convenience is at the forefront of this residence. If you are in search of a stylish and well-appointed family home in a desirable location, look no further than this detached house on Red Lane.



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

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Guide price - £815,000

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 vestibule

Entrance hall

Living room

Kitchen dining room

Bedroom/study

Shower room

Integral garage

Bedroom

En suite/Jack & Jill shower room

Bedroom

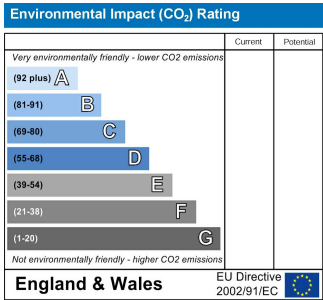
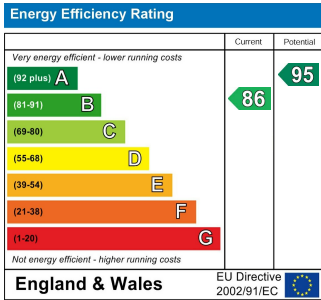
Bedroom

Bathroom

Outside

The property occupies a generous plot and the gardens have been meticulously presented by our clients. To the front elevation is a large driveway laid to loose stone providing off road parking for several vehicles, complimented with Cornish stone walling. Door opening into the integral garage. Gated access on both sides leads to the rear garden. The rear garden is a true delight and is one of the biggest selling points for the property. There is a good size patio area laid to paving tiles, with a Mediterranean garden laid to loose stone featuring a range of bushes, trees and plants. The large open lawn is a wonderful feature of the garden, complimented with mature hedging to the boundaries. There is an open fronted timber frame garden store providing storage for machinery and tools.





Services

Mains water and electricity. Private drainage (Sceptic tank). Air source heat pump.
Freehold tenure.

Agents note

Our clients have informed us that there is a remainder of a 10 year Architect Certificate, with 6 years remaining.

Council Tax - Band E**Anti-Money Laundering Regulations**

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

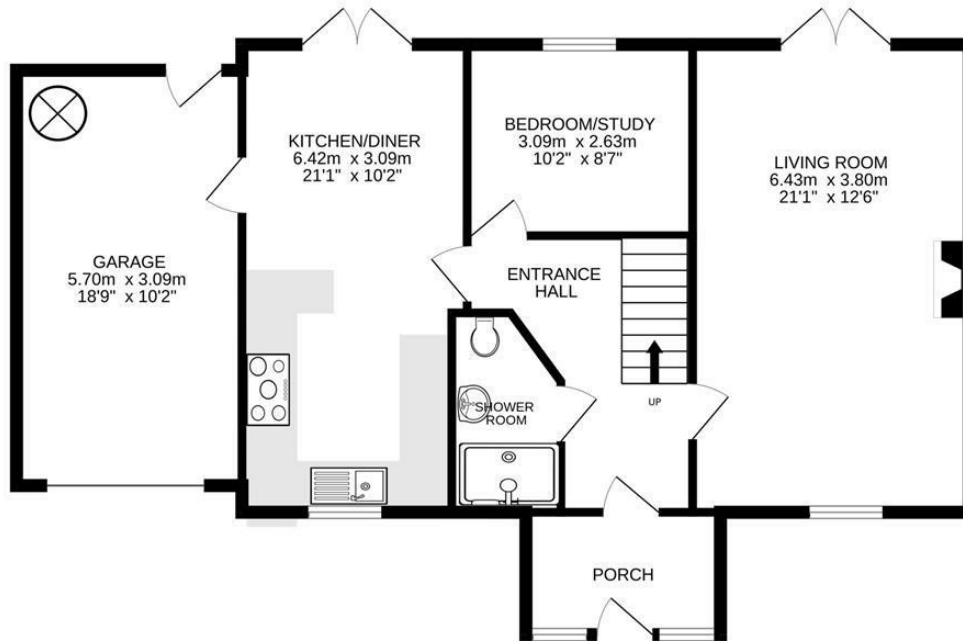
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

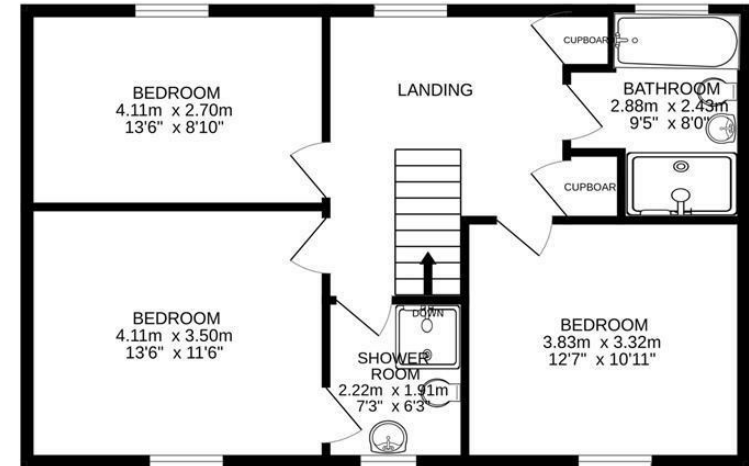
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk>



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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