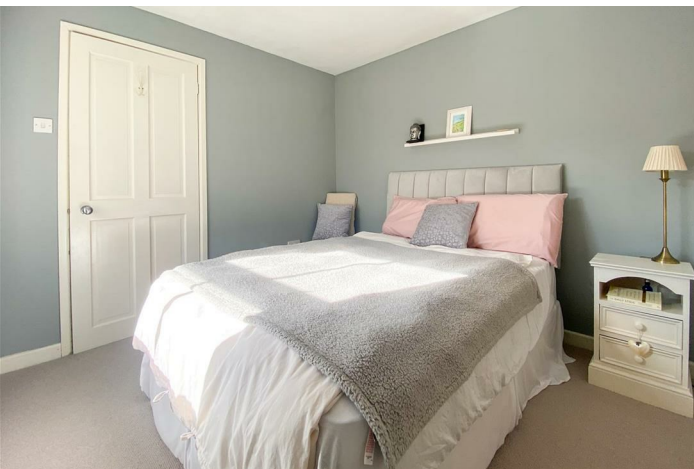


Hawthorn Cottage

Germoe, TR20 9QX







Hawthorn Cottage

Germoe, TR20 9QX

This beautifully presented detached family home, situated in the peaceful, picturesque village of Germoe, offers a perfect blend of modern living and traditional charm. The spacious accommodation includes four generous bedrooms, two of which boast en-suite bathrooms, a large and elegant contemporary kitchen diner featuring limestone flooring and Silestone worktops. This well-designed space is perfect for both everyday meals and entertaining guests. The generous living room with its large fireplace & log burner, provides a welcoming atmosphere, ideal for family gatherings or quiet evenings in. Outside, the property benefits from ample off-road parking and a garage, providing plenty of space for vehicles and storage. The surrounding area is known for its stunning scenery and tranquil environment, making it a sought-after location for those looking for a quiet rural position within a 20 minute stroll to beautiful Praa Sands Beach. This gorgeous double fronted home was built in 1994, combining a charming granite cottage exterior with all the benefits of a modern construction.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA
Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price - £675,000

Location

Germoe is a picturesque Cornish village nestled in the southwest of Cornwall between the towns of Helston and Penzance. With a rich history dating back to medieval times, Germoe boasts charming stone cottages, a historic church, and lush countryside surroundings. Its proximity to stunning coastal areas like Praa Sands and Marazion makes it a haven for outdoor enthusiasts and beach lovers alike. The village also has a primary school and within convenient reach of the spar shop. The village exudes a serene atmosphere, offering a peaceful retreat for visitors seeking a taste of traditional Cornish life.

Accommodation

Entrance porch
Entrance hall
Living room
Kitchen dining room
Utility room
Shower room
Internal garage

Bedroom
En-Suite
Bedroom
Bedroom
Bedroom
En-suite
Family bathroom

Garage

Internal garage with door opening from the utility room. Power and light. Front aspect garage door and pedestrian door.

Parking

The property benefits from a sweeping driveway providing generous amounts of off road parking. There is also a pod point on the exterior of the garage wall.

Outside

The gardens feature mature hedging and stone walling to the front elevation, with a raised patio area surrounded by a camelia and other plants. Gated access from the driveway leads to the wraparound lawned garden complemented with a range of plants and bushes including a white wisteria and a hawthorn tree. A garden shed and further gated access leads back to the front garden.





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		
	71	79
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		

Services

Mains water and electricity. Private sewage treatment plant. Air source heat pump.
Freehold tenure.

Council Tax Band D**What3Words**

///iteration.grad.obscuring

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

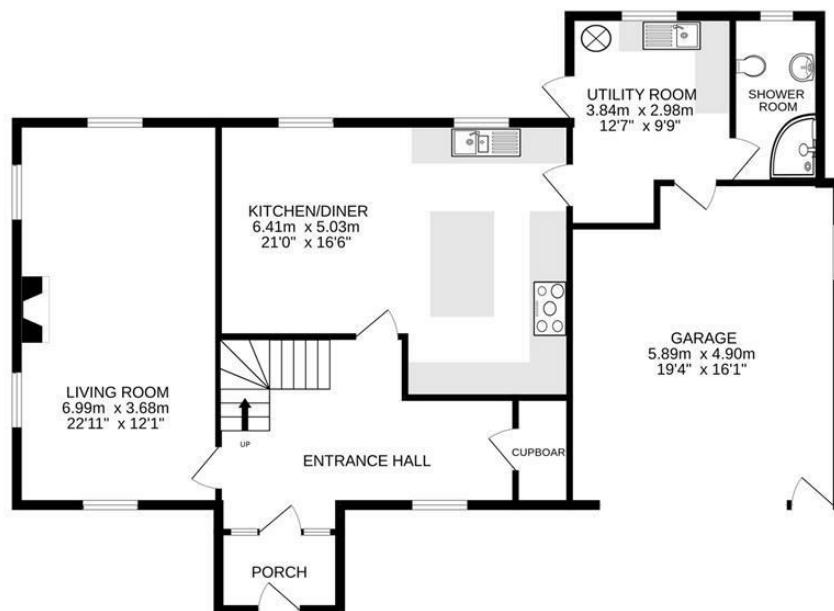
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

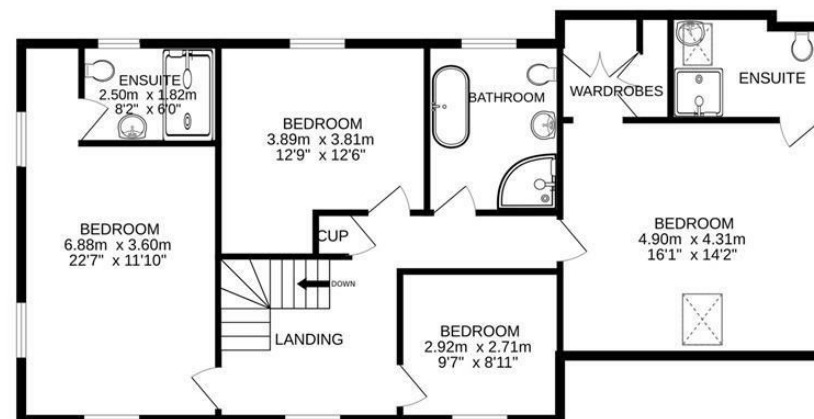
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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

