



Welcome to  
Grade Ruan  
Recreation Ground  
and Pavilion Bar  
Open to all

Fuchsia Cottage  
Ruan Minor, TR12 7JL











# Fuchsia Cottage

## Ruan Minor, TR12 7JL

Nestled in the charming village of Ruan Minor, this delightful Grade II listed semi-detached cottage is a true gem. With its picturesque thatched roof and traditional features, this three bedroom home is brimming with character and warmth, making it an ideal retreat for those seeking a slice of rural life. Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining. The well proportioned bedrooms offer comfortable living spaces, ensuring that family and guests alike will feel right at home. The property also boasts a convenient garage, providing ample storage or parking space, and a lovely rear garden where you can enjoy the tranquillity of the surrounding countryside. This outdoor area is perfect for gardening enthusiasts or simply unwinding after a long day. Located just a stone's throw away from the coastal village of Cadgwith, residents can easily explore the stunning coastline and enjoy the local amenities. This enchanting cottage presents a unique opportunity in a sought after location. Whether you are looking for a family home or a peaceful getaway, this property is sure to impress. Do not miss the chance to make this charming cottage your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price- £269,000**

**Location**

Located in a picturesque village close to the mainland's most southerly point which offers a good range of amenities within walking distance to include; primary school, church, village shop, doctors and Post Office. Nearby is the stunning fishing village of Cadgwith with Kennack Sands approximately two miles away and all located on a regular bus route which also provides access to the ancient market town of Helston.

**Accommodation**

Entrance  
Living/Dining Room  
Bathroom  
Kitchen  
Sun Room

Stairs to landing

Bedroom

Bedroom

Bedroom

**Garage**

Garage with up and over door, power and has plumbing for a washing machine.

**Outside**

The rear garden is mainly laid to lawn, providing a tidy and versatile outdoor space. It also benefits from side access and a garage, offering both convenience and additional storage options.

**Services**

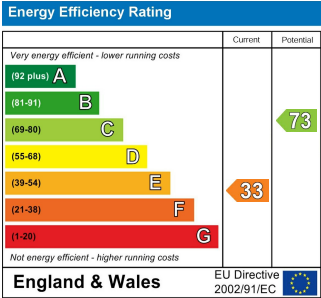
Mains electric, water and drainage.

**Agents Note**

There is a creeping freehold









## Council Tax Band- C

### What3Words

///beauty.nuance.radiates

### 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.

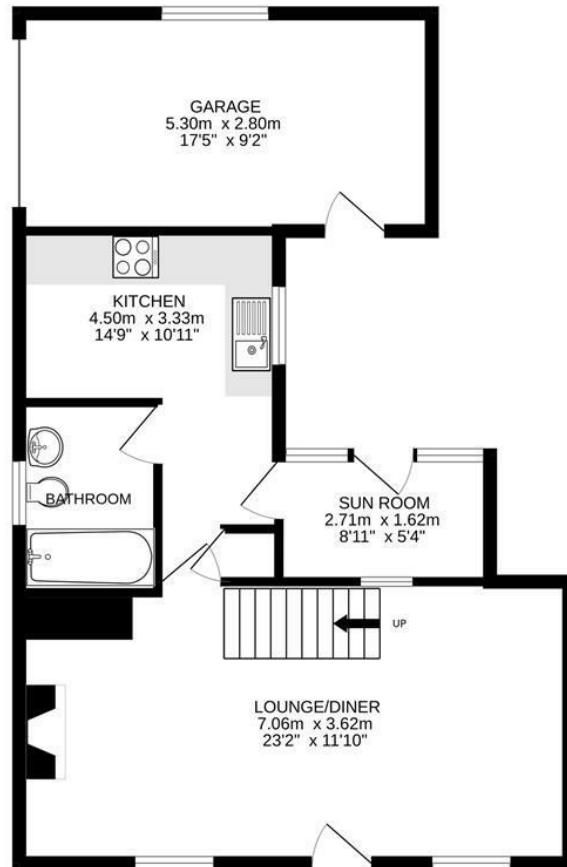
### Broadband & Mobile Phone Coverage

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/>

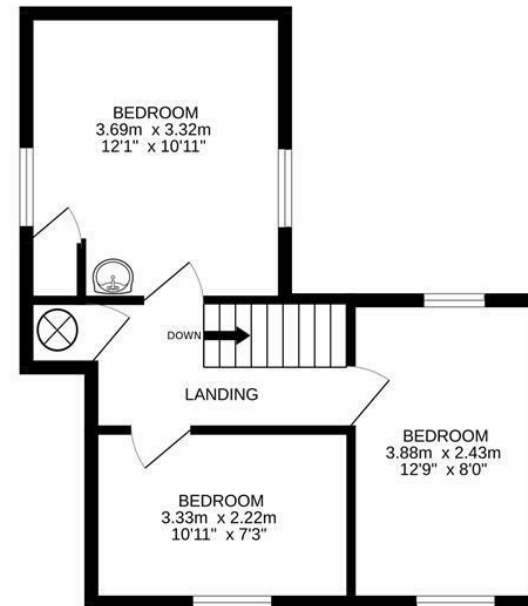




GROUND FLOOR



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.



