



West End Cottage, Trescowe
Germoe, TR20 9RN







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This delightful four bedroom home perfectly blends character, comfort, and practicality. The spacious master bedroom enjoys its own private balcony, offering a peaceful spot to take in the views, while the well-appointed guest bedroom benefits from an ensuite, ideal for visiting family or friends. A handy utility room provides additional space for laundry and storage, keeping the main living areas beautifully organised. Outside, the property is framed by a charming cottage-style front garden bursting with colourful flowers, creating an inviting approach. To the rear, the garden offers a wonderful mix of beauty and functionality, with a sunny summer house perfect for relaxing or entertaining, a log store, and a versatile workshop. At the far end, a dedicated vegetable patch provides the opportunity to grow and enjoy your own fresh produce, completing this idyllic and well equipped home.



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Guide Price £575,00

Location

Properties in Trescowe don't come to the market often, this could be your only chance to buy here for years! The hamlet of Trescowe is situated between Helston and Penzance and is within a short drive of both north and south coasts. As such, the property enjoys all the benefits of a rural country and coastal lifestyle.

The stretch of coastline to the south of Trescowe takes in some of the county's most beautiful beaches, including Praa Sands, Prussia Cove and Loe Bar, the traditional fishing villages of Mousehole and Porthleven, as well as the historic towns of Marazion and Penzance, with St Michael's Mount sitting just offshore. Penzance railway station provides direct trains to London Paddington and the town is now host to several well-regarded restaurants and the Jubilee Pool. A few miles in the opposite direction, Porthleven is a culinary hotspot with its incredible range of quality restaurants and annual food festival. The National Trust-owned Godolphin House is around two miles further inland from Trescowe with St Ives, Hayle and both the Penwith and Lizard peninsulas within short drives.

Accommodation

Entrance Porch 1.51M x 1.16m

Sitting room 6.22m x 3.42m

Dining room 5.91m x 2.73

Kitchen 5.70m x 2.78m

Utility room 2.12m x 1.98m

Bedroom 5.93m x 2.69m

Balcony 3.39m x 1.42M

Bedroom 2.91m x 2.91M

Ensuite 1.99m x 1.29m

Bedroom 3.17m x 2.55m

Bedroom 2.76m x 2.67m

Family Bathroom 3.05m x 2.12m

Attic room 6.30m x 4.27m

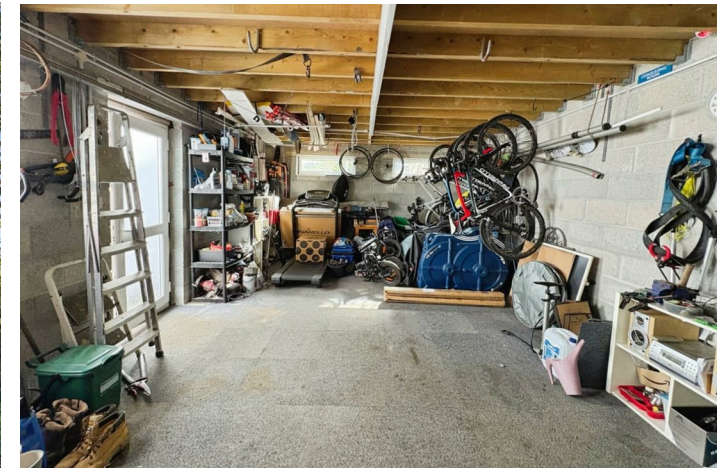
Garage

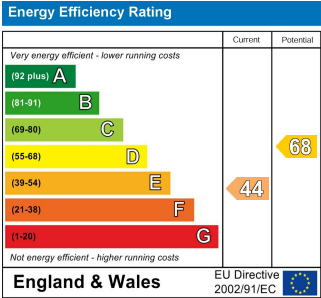
20'8" x 14'0"

A garage with ample room for storage or a car space

Parking

There is parking for 3 Vehicle on the drive way





Outside

The property boasts a charming cottage garden to the front, brimming with colourful flowers, climbing roses, and fragrant herbs, creating a warm and inviting first impression. To the rear, the garden offers a delightful mix of beauty and practicality, featuring a sunny summer house perfect for relaxing, a log store, a workshop, and a dedicated vegetable patch for homegrown produce.

Services

Mains Water, Electricity, oil central heating

Council Tax Band- E**What3Words**

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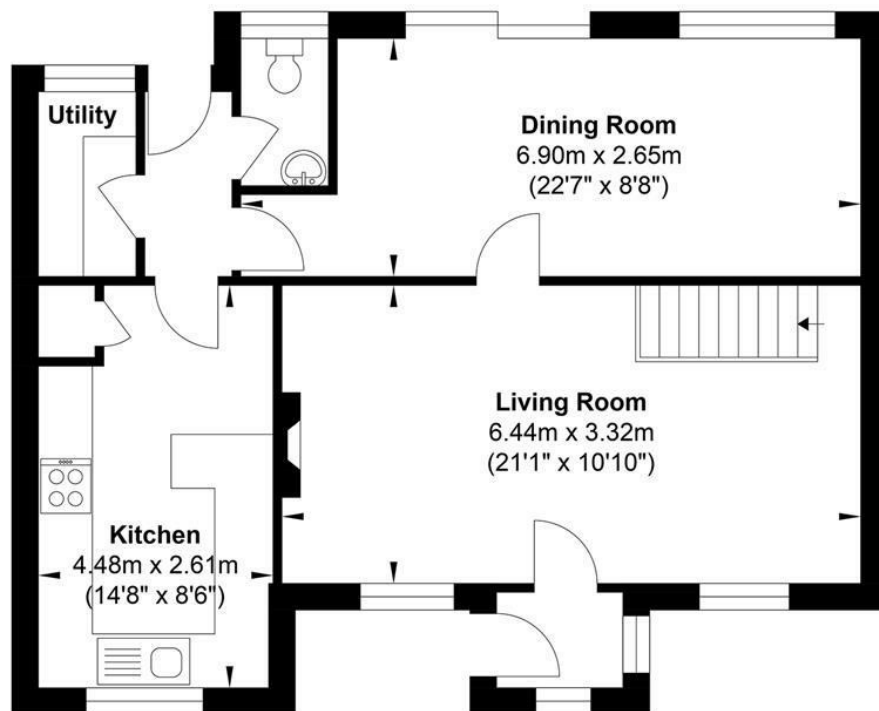
Anti Money Laundering Regulations – Purchasers

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.

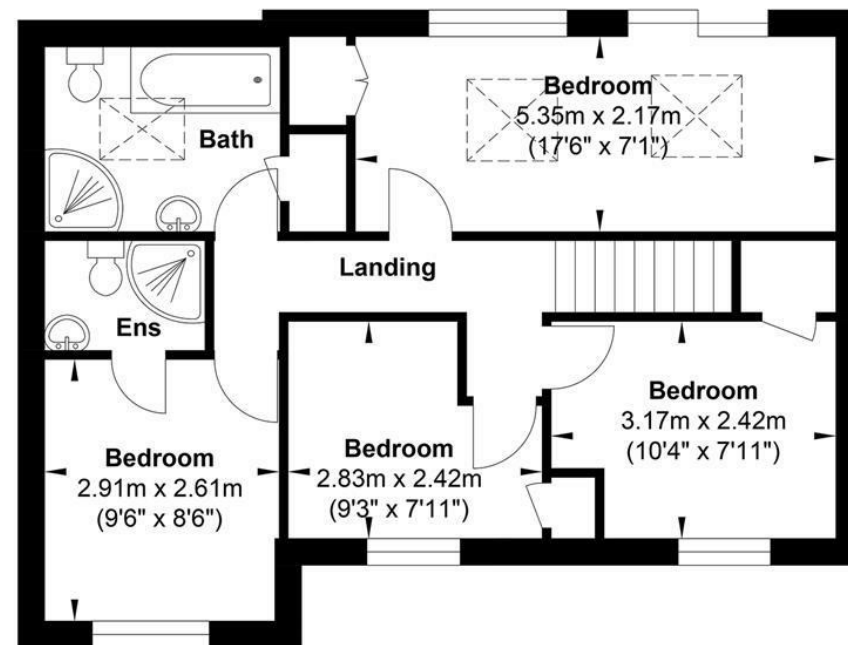
Proof of Finances

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



First Floor

Gross Internal Floor Area : 110.2 m2 ... 1187 ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

