

Marlea

Cadgwith, TR12 7LB







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Located in the picturesque and highly desirable fishing village of Cadgwith, this spacious and versatile bungalow offers an exceptional opportunity to enjoy coastal living at its finest. Just a short walk from the South West Coast Path, the property is ideally positioned for those who love the outdoors, coastal scenery, and the charm of village life.

Inside, the home features a bright and well-appointed kitchen/diner, a separate lounge, and three bedrooms, including a generous principal bedroom with en-suite bathroom. The layout is thoughtfully designed for comfortable single-level living, making it ideal for a range of buyers.

Outside, the front of the property offers a lawned garden and off-road parking, along with a garage to the side. The private enclosed rear garden is a peaceful retreat, perfect for relaxing or entertaining.

A standout feature of this property is the log cabin in the rear garden. Currently operating as a successful holiday let, it provides an excellent income opportunity or could alternatively be used as a home office, artist's studio, or guest accommodation.

With its flexible living spaces, gardens, and an unbeatable location in one of Cornwall's most scenic coastal villages, this fantastic bungalow presents a rare opportunity not to be missed.



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| www.thematherpartnership.co.uk

Guide Price £550,000

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

Bedroom

Bedroom

Ensuite

Bedroom

Family Bathroom

Kitchen/Diner

Conservatory

Garage

There is a single garage to the side of the property.

Parking

There is ample parking to the front and side of the property.

Outside

To the front, there is a lawned area and a graveled driveway providing off-road parking. To the rear, the garden is currently split into two sections, one used by the cabin and the other as the main garden for the house, offering flexibility for various uses.





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			
		56	64
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, Electricity and Drainage. Oil central heating,

Council Tax Band- D**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

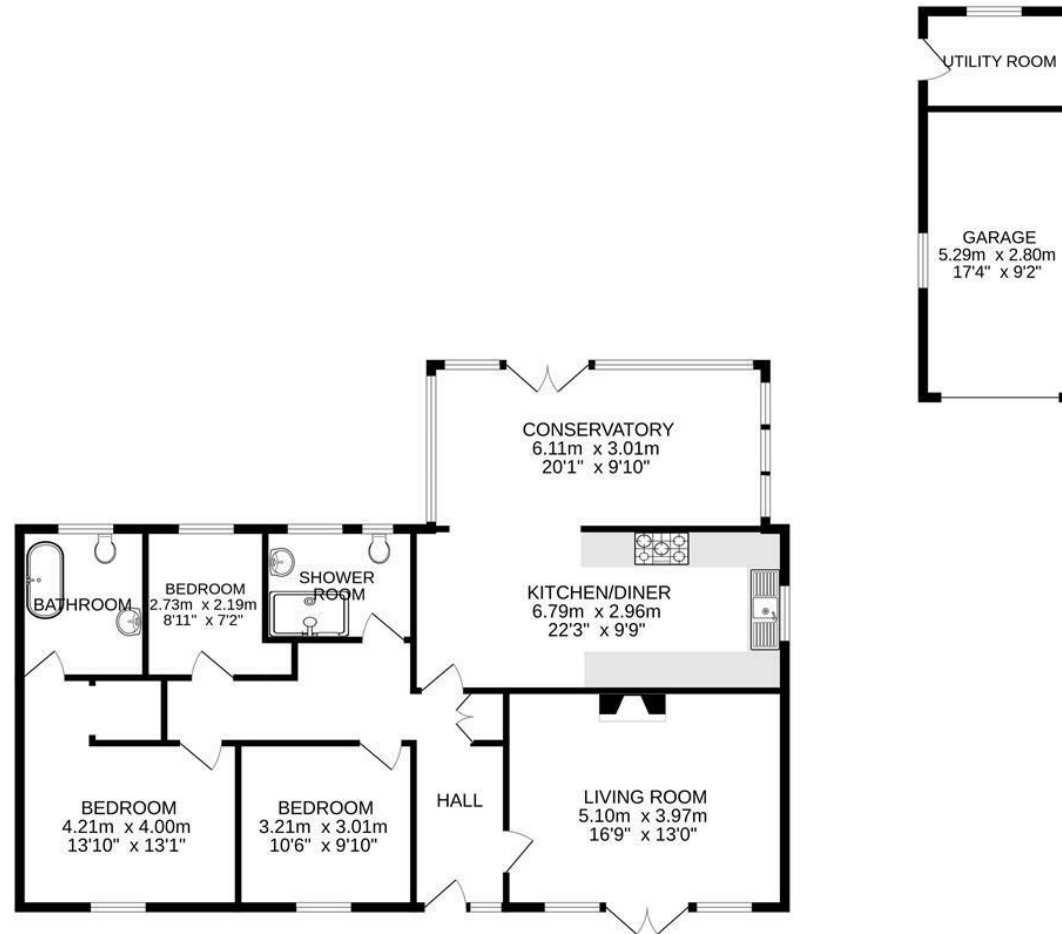
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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