



Gorregan



# Gorregan

Rosudgeon, Penzance, TR20 9PG

Marazion - 2 Miles Penzance - 6 Miles St.Ives - 11 Miles

A high quality, modern three bedroom home nearing completion, discreetly set back from the road and located in the highly sought after village of Rosudgeon.

- New Build
- 3-Bedrooms with Master En-suite
- Modern Finish
- Garden
- Freehold
- Near Completion
- Dressing Room
- Parking
- Country views
- Council Tax E

Guide Price £385,000

## SITUATION

Just a touch inland from the South Cornish coast and nestled between Porthleven and Marazion, the village of Rosudgeon enjoys a prime location near several fine beaches, including Perranuthnoe and Prussia Cove.

Within a three-mile radius lies the ever-popular village of Marazion, renowned for St Michael's Mount, its sandy beaches, and a plethora of restaurants and galleries.

A little farther afield is the picturesque harbour town of Penzance, offering a wide range of amenities and facilities, while to the east, Helston provides all the services of a larger town.

## THE PROPERTY

Gorregan boasts spacious and well-proportioned accommodation spread over two floors.



As you enter, you'll find yourself in a large, light-filled hallway leading to a generously sized modern kitchen and dining room. This well-appointed space seamlessly connects to a large utility room, plant room, and a convenient W/C, making it perfect for family living, or investment property.

At the rear of the ground floor, a welcoming master en-suite awaits, complete with a partially finished shower room and a spacious dressing room. The master en-suite benefits from patio doors that open to the private rear garden, providing a serene and private outdoor addition to the ground floor accommodation.

The central hallway features a temporary staircase that leads to the first-floor landing. This floor offers a generously sized, well-appointed modern family bathroom and two double bedrooms at the rear. The large, full-width living room captures the countryside views with a large double doors opening to a Juliet balcony making it a real standout feature of the property.

The insulation of the property is designed and installed to a high standard.

### **OUTSIDE**

The exterior of the property is equally impressive. At the front, there is ample parking space for several vehicles, ensuring convenience for the entire family or allowing additional storage options. The rear of the property is a private garden with block built storage outbuildings.

### **SERVICES**

Mains drainage , mains electric and mains water  
Ultrafast Broadband available (Ofcom)  
Vodafone, O2, Three and EE mobile signal - Likely (Ofcom)

Modern Wet and Dry heating systems partially installed. 3200ltr rain water harvesting tank supplying all non potable water supply.

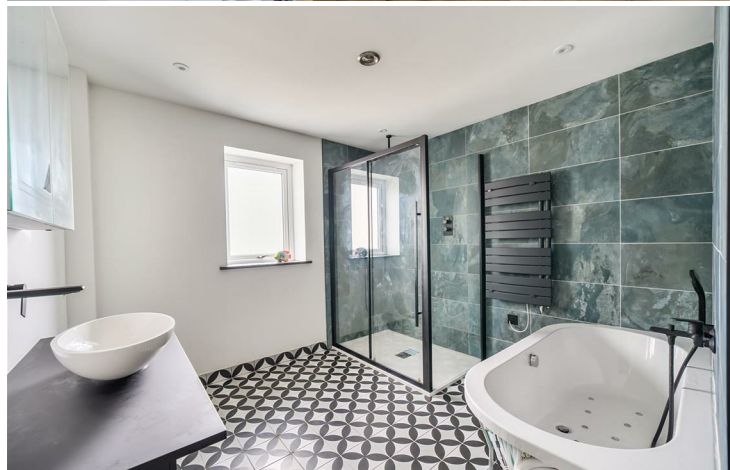
### **VIEWINGS**

Strictly by prior appointment with the Truro Office on 01872 264488

### **DIRECTIONS**

From Truro take the A30 heading down towards Penzance. At the roundabout just before Marazion take the 1st exit left onto the A394 to Helston.

Continue on the A394 heading towards Rosudgeon. Shortly after passing the turning for Perranuthnoe, Gorregan will be evident on your left-hand side .



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

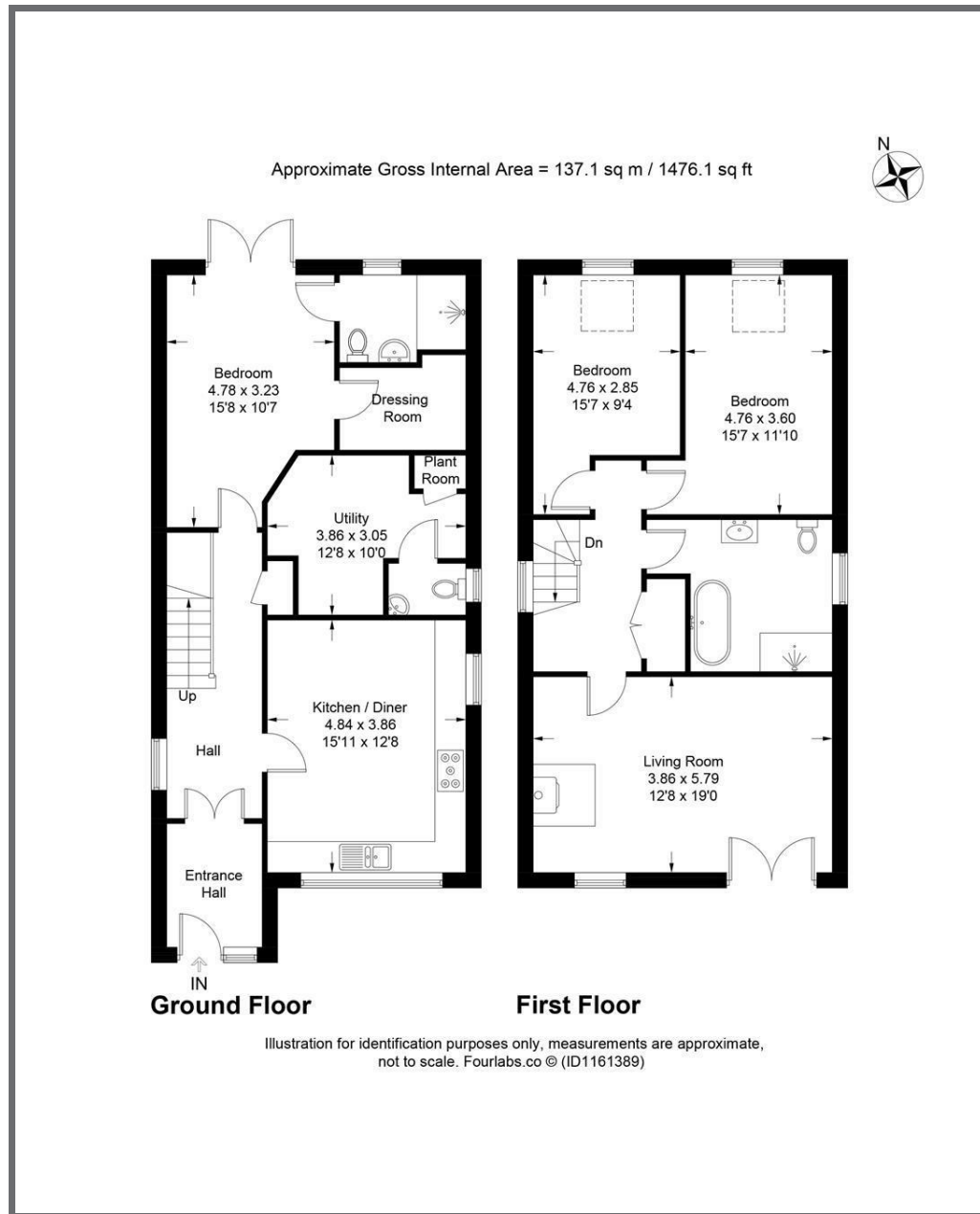


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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