



Rose Cottage, Mawgan, Helston, TR12 6AD

Guide Price £510,000

Located within the highly regarded village of Mawgan, on the northern edge of The Lizard peninsula, is this attractive Grade II Listed character cottage, dating from the 18th Century. This charming period home is set in large gardens and enjoys superb open views from the rear elevation over the Treloar Estate; the cottage offers an abundance of original features including a wonderful inglenook fireplace with Cornish range and bread oven, 18th Century panelling, sash windows and beamed ceilings. The property has undergone extensive renovation by the present owners, combining to create an enchanting family home requiring some finishing works. The accommodation comprises, on the ground floor: porch, entrance hallway (with access to a cellar), living room with wood-burning stove and open to the sitting room, sociable kitchen/dining room with imposing inglenook fireplace. On the first floor are 3 bedrooms and a family bathroom, with original turning staircase up to a versatile and insulated loft space with Velux windows that make the most of the rural outlook. Positioned within large gardens which extend to the rear and side of the property, the gardens offer a blank canvas for those with 'green fingers', offering great potential for re-design and further landscaping.

Key Features

- Beautiful 18th Century detached cottage
- Many original features
- Total plot approaching 0.5 acres
- 2 reception rooms and versatile loft space
- Grade II Listed 3 bedroom accommodation
- Much renovation carried out by the present owners
- Original inglenook fireplace with Cornish range and bread oven
- EPC rating E



LOCATION

The popular village of Mawgan in Meneage is situated on The Lizard peninsula on the fringes of the Helford River. 'Rose Cottage' is located centrally within the village opposite the 14th Century church, and keen walkers will enjoy the woodland paths to Mawgan Creek and Tremayne Quay. The village is well served with a convenience store, popular public house and active village community. The nearby primary school at Garras is approximately one mile away, whilst comprehensive schooling can be found at both Helston and Mullion. The market town of Helston is about five miles distant with its range of shops and recreational facilities.

THE ACCOMMODATION COMPRISES

Obscure glazed front door to:-

ENTRANCE HALLWAY

Slate tiled flooring, original wall panelling, beamed ceiling with spotlights. Cupboard housing consumer unit and electric meter. Elegant broad timber turning staircase to first floor with original timber panelling and deep sill double glazed window to rear aspect overlooking the garden. Timber doors to living room, sitting room, kitchen/dining room and cellar.

LIVING ROOM

A charming reception room open to and borrowing natural light from the sitting room, with timber sash window to front aspect, original panelling to two walls, beamed ceiling, central ceiling light. Deep set fireplace housing wood-burning stove, set on a slate hearth.

SITTING ROOM

A cosy second reception room providing further space for comfortable seating or ideal as a study/office. Beamed ceiling, exposed stone walls, original panelling. Open fireplace with brick surround and slate hearth. Double glazed window with slate sill.

KITCHEN/DINING ROOM

A sociable kitchen/dining room providing an abundance of character and charm.

DINING AREA

Space for a large dining table and chairs. Rare and imposing stone inglenook fireplace housing a cast iron Cornish range and bread oven, with broad timber mantel over. Further exposed stone to walls, multi pane sash window featuring a timber window seat, beamed ceiling, slate tiled flooring.

KITCHEN AREA

Refitted with a range of base level units, stone worktop with inset ceramic twin sink units with swan neck mixer tap. Space and plumbing for dishwasher, built-in shelving. Imposing electric navy blue Everhot range cooker, with two-ring induction hob, hotplate, double oven and warming drawer used for background heat and cooking (available by separate negotiation). Exposed stone wall, double glazed window to rear aspect, original panelling, beamed ceiling, slate flooring.

CELLAR

Accessed via the staircase in the entrance hallway, the cellar provides useful storage, with slate flooring, light, window to rear aspect and glazed timber door giving access to the garden.

FIRST FLOOR

HALF LANDING

Large glazed window to rear aspect enjoying far-reaching views over the gardens towards the Trelowarren Estate. Original wall panelling continues up the staircase and throughout the first floor landing.

LANDING

Continuation of the original panelling, doors to bedrooms and family bathroom. Original turning staircase to loft space.

BEDROOM ONE

A generous double bedroom with multi pane sash window to front aspect incorporating a window seat and enjoying an outlook towards the church. Original panelling, cupboard space to either side of a chimney breast, beamed ceiling.

BEDROOM TWO

A further double bedroom with multi pane glazed sash window to front aspect with window seat and enjoying views towards Mawgan Church. Original panelling to two walls, built-in cupboard, beamed ceiling.

BEDROOM THREE

A smaller double bedroom with double glazed window to rear aspect enjoying views over the gardens towards the Trelowarren Estate. Original panelling, exposed stone wall, beamed ceiling.

BATHROOM

Refitted contemporary family bathroom, comprising a modern suite with free-standing bath and free-standing mixer tap incorporating a handheld shower, walk-in shower cubicle with rainfall-style shower, tiled surround and glass shower screen, pedestal wash hand basin, dual flush WC. Part tiled walls, tiled flooring. Wall mounted heated towel rail, recessed ceiling lights. Window to rear aspect overlooking the gardens.

LOFT AREA

Accessed via the first floor landing with an original turning staircase, original panelling and timber latch doors. The loft offers a recently insulated roof and is divided into two areas, the larger of which offers a Velux window with far-reaching views towards the Trelowarren Estate., timber flooring, original panelling, central ceiling light. The second area of loft also provides a Velux window offering the same rural views, timber flooring, central ceiling light, timber latch door to a storage area. (Planning permission had previously been obtained for the fitting of a shower room within the loft space, which has now lapsed).

THE EXTERIOR

WORKSHOP

22'10 x 12'3 (6.96m x 3.73m)

A corrugated lean-to workshop with power and glazed window to the rear.

GARDENS

A low Cornish hedge surrounds the front of 'Rose Cottage', providing privacy, with two pedestrian gates giving access to the front and side gardens. A path continues around to the substantial rear garden, which has been partially re-designed with a gravelled seating area immediately to the rear of the

cottage. The majority of the extensive garden requires landscaping and is bordered by trees on both sides, with a stream running down the right-hand boundary. The pretty side garden has been landscaped to provide an area of lawn, with a level slate patio seating area ideal for tables and chairs, entertaining and al fresco dining.

BRICK OUTBUILDING

Former outside WC, now providing space and plumbing for washing machine.

PARKING

A driveway located to the side of the cottage provides off-road parking which could be extended to accommodate a number of cars.

GENERAL INFORMATION

SERVICES

Mains electricity and water. Recently installed treatment system drainage.

COUNCIL TAX

Band E - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

Mawgan, Helston, TR12

Approximate Area = 1823 sq ft / 169.3 sq m
Limited Use Area(s) = 300 sq ft / 27.8 sq m
Outbuildings = 292 sq ft / 27.1 sq m
Total = 2415 sq ft / 224.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Laskowski & Company. REF: 1520467