



Hawke Cottage Short Cross Road  
Mount Hawke, TR4 8DU











# Hawke Cottage Short Cross Road Mount Hawke, TR4 8DU

Steeped in over 200 years of history, this enchanting mid terrace cottage beautifully blends period character with practical modern living. Full of warmth and personality, the property offers two well proportioned bedrooms and a family bathroom, making it an ideal home for those seeking charm without compromise.

At the heart of the cottage is a welcoming living/kitchen/dining space featuring a wood burner with back boiler, perfect for cosy evenings, complemented by both electric oven and gas hob that add character as well as everyday convenience. Traditional features sit comfortably alongside modern utilities, creating a home that feels timeless yet functional. Outside, the property continues to impress with a well-landscaped garden, a peaceful, private space ideal for relaxing or entertaining. A timber garage with electric doors provides excellent storage or workshop potential, while additional parking ensures everyday practicality.

This delightful cottage offers a rare opportunity to own a characterful home with modern comforts, set within a charming terrace and ready to be enjoyed for generations to come.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price £325,000**

**Location**

Mount Hawke is a village on Cornwall's north coast, known for its strong community spirit and striking coastal surroundings. Set close to sandy beaches, it offers easy access to coastal walks and sea views. The village has local amenities and a relaxed atmosphere, while nearby towns such as St Agnes and Truro provide additional services. Mount Hawke combines coastal living with a friendly, village feel in a scenic part of Cornwall.

**Accommodation**

Open plan Lounge/Kitchen/Diner

Utility room

Shower room

Bedroom

Bedroom

Family Bathroom

**Garage**

There is a timber garage to the front of the property with electric timber doors, the garage has electric and a car charger.

**Parking**

There is parking to the front of the property.

**Outside**

To the front of the property there is a very well landscaped garden with a low maintenance area. The garden has two well stocked borders.

**Services**

Mains electricity, water, and drainage. LPG hob and electric oven. Wood burner with back boiler, plus electric plug-in heaters.

**Agents Note**

Our client will be taking the hot tub from the property. The floorplan was produced when the client brought the property.







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			
		29	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## 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

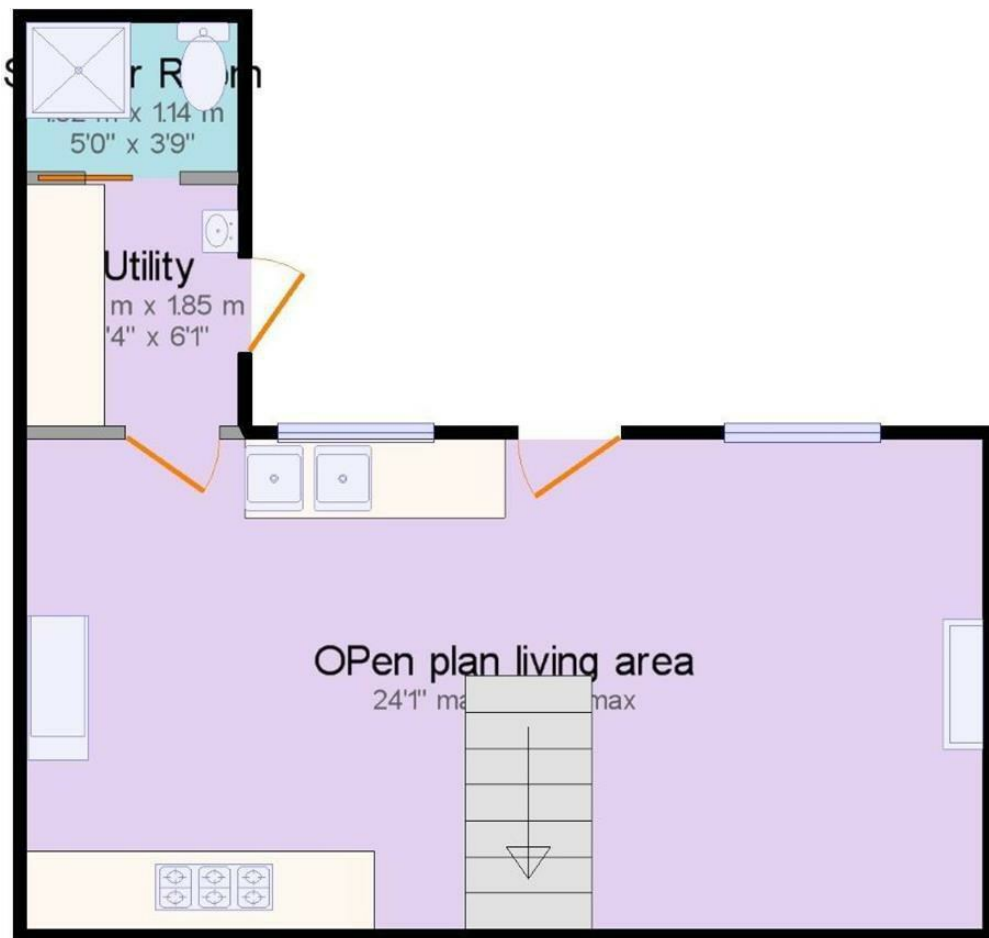
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

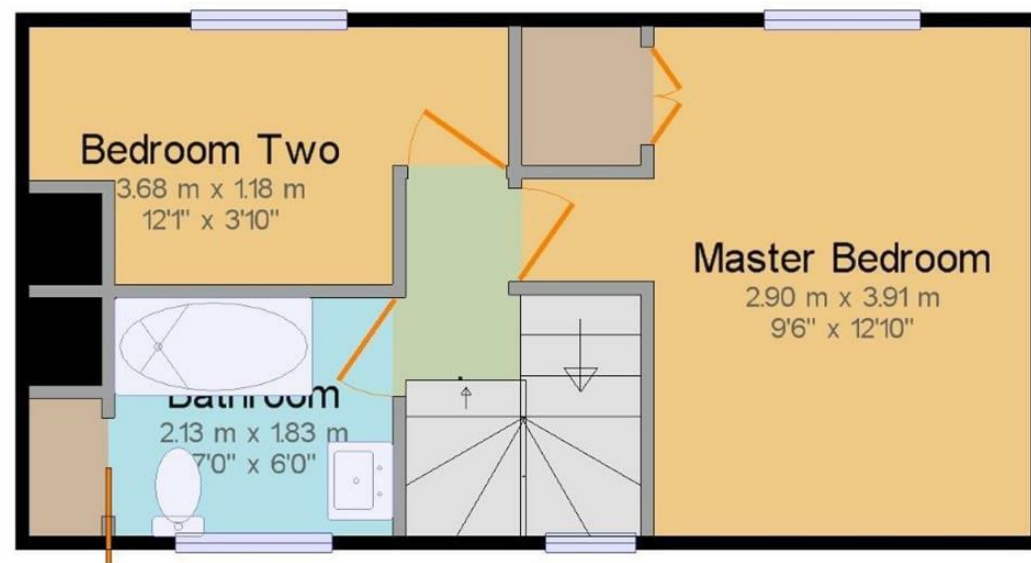
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>







Ground Floor



1st Floor



