



Church Cottage,
Germoe, Penzance

LODGE & THOMAS
ESTABLISHED 1892

Church Cottage,

Germoe, Penzance, TR20 9QX

Guide Price - £395,000 Freehold

Set within the heart of this picturesque hamlet, a most interesting and historic detached cottage with vacant possession.

- Detached Grade II Listed stone cottage
- Three bedrooms/two reception rooms/two bathrooms
- Oil fired central heating
- Majority double glazed
- Enclosed courtyard with small garden
- Off-road parking for one

The Property

A most interesting and historic detached cottage, believed to have originally been thatched and to have once served as the local shop. Today, the property provides a well-presented three bedroom character home, retaining a wealth of individual charm and period features.

The ground floor offers two reception rooms, both with fireplaces, together with a kitchen, bathroom with wc, separate shower room with a second wc, and a useful utility/rear lobby. Open beamed ceilings add to the individuality of this appealing cottage whilst oil-fired central heating provides warmth and hot water. The first floor bedrooms have high ceilings and one has exposed floorboards.

To the immediate front is an off-road parking space for one car together with a raised deck and a small garden area. To the side is a delightful sheltered and private level courtyard to the corner of which is a useful store shed/former outside w.c.





EPC E Council Tax Band C

Services

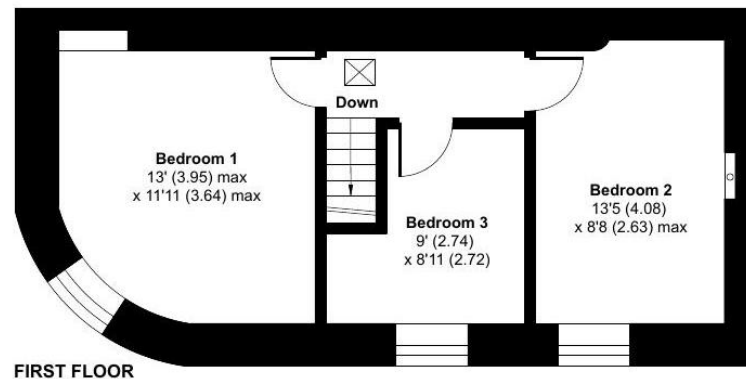
Mains electricity and water. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

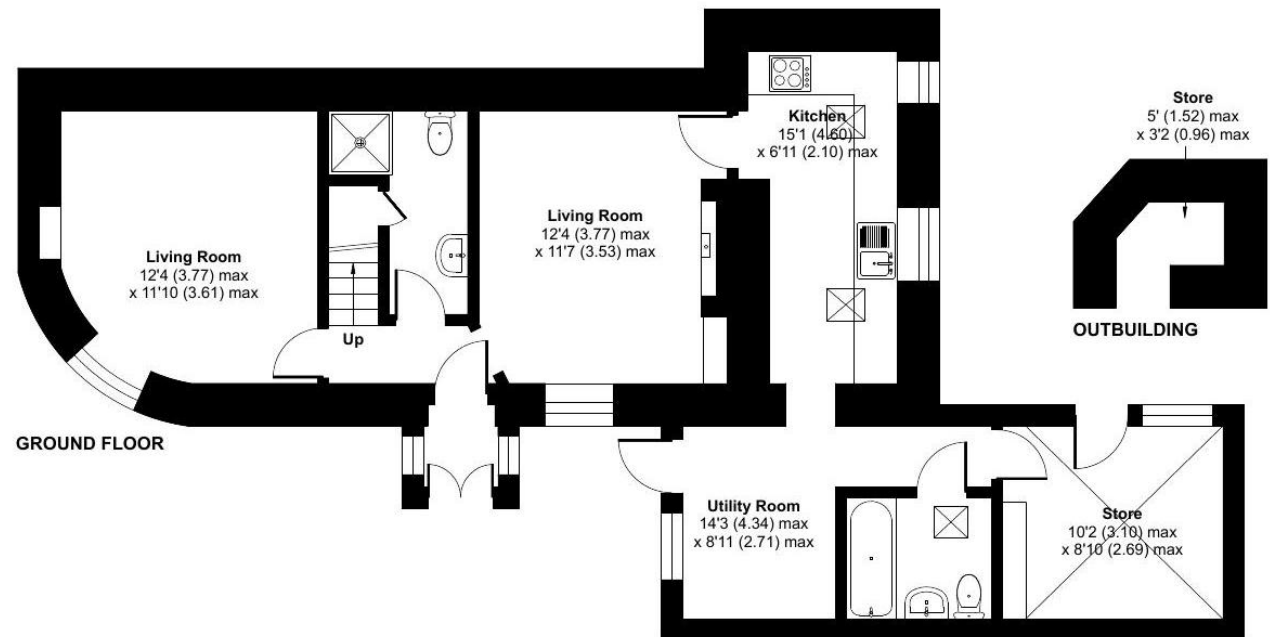
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Approximate Area = 1138 sq ft / 105.7 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1151 sq ft / 106.9 sq m
For identification only - Not to scale



Location

The location could not be more picturesque, a quintessential collection of cottages adjacent to the Church which has Norman origins. It is a relatively peaceful location with little in the way of traffic other than the residents. Germoe itself is hidden away just off the A394 coast road between Helston and Penzance, slightly over one mile from the beautiful expanse of Praa Sands beach. A similar distance away is a filling station/convenience store for a selection of daily needs whilst the large town of Helston is approximately 6 miles to the east and Penzance where there is a mainline railway station, 9 miles to the west. The A30 is a little under 6 miles away for those commuting further afield.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the Longrock roundabout on the A30 take the A394 east towards Helston and follow the road for just over 5 miles into Praa Sands. At the junction where you would turn right to go down to the beach, turn left signposted Germoe and follow the signs for the church. The property for sale will be found beside the church identified by a Lodge & Thomas 'For Sale' board.

what3words:///unfocused.riverbed.crib





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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