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Trevean Lane, Rosudgeon

£400,000
Freehold





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Property Introduction

A beautifully positioned detached home set within generous grounds in the sought-after coastal village of Rosudgeon, offering spacious and versatile accommodation together with an excellent balance of privacy and convenience.

Chy an Forth enjoys a peaceful setting on Trevean Lane and benefits from attractive gardens, ample driveway parking and delightful views over the surrounding countryside. The well proportioned accommodation is filled with natural light, making the property equally suited as a permanent residence, second home or investment opportunity.

Offering an exceptional combination of space, location and potential, Chy an Forth presents a rare opportunity to acquire a substantial home in one of West Cornwall's most desirable coastal villages.

Location

Chy an Forth is situated in a peaceful rural position on Trevean Lane, within the popular village of Rosudgeon, in West Cornwall. The village enjoys a convenient location between the coastal towns of Penzance and Helston, offering a wonderful blend of countryside tranquillity and accessibility to the stunning Cornish coastline. Rosudgeon is a well connected village with a strong community feel, benefiting from local amenities including a village shop, Public House and community facilities, while a wider range of shops, schools, restaurants and services can be found in nearby Penzance, Marazion and Helston. The property is ideally placed for exploring some of West Cornwall's most beautiful coastal locations. The dramatic coastline around Prussia Cove, the sandy shores of Perranuthnoe Beach, and the historic market town of Marazion are all within easy reach, while the renowned beaches and scenery of Mount's Bay provide excellent opportunities for coastal walks, swimming and water sports. For commuters and those wishing to explore further afield, the A394 provides convenient access to Penzance and Helston, with Penzance Railway Station offering connections to the national rail network. The nearby South West Coast Path and surrounding countryside provide an exceptional setting for walking and outdoor pursuits. Combining a peaceful village setting with easy access to beaches, countryside and essential amenities, Chy an Forth enjoys an enviable location that captures the very best of West Cornwall living.

ACCOMMODATION COMPRISES

Double glazed front door opening to:-

ENTRANCE HALLWAY

A central hallway with access to boarded loft via a pull-down ladder. Underfloor heating and door off to:-

KITCHEN/BREAKFAST ROOM 18' 9" x 5' 6" (5.71m x 1.68m)

Range of fitted units to include a breakfast bar. Freestanding cooker, two double glazed windows with rear aspect view. Underfloor heating. Opening to the utility room and door to outside. Open to the:-

RECEPTION/DINING ROOM 14' 0" x 11' 0" (4.26m x 3.35m)

Fireplace with wood burning stove. Double glazed picture window. Laminate flooring and door to:-

SITTING ROOM 12' 3" x 10' 5" (3.73m x 3.17m)

A dual aspect room with window to front and side. Underfloor heating.

UTILITY ROOM 10' 3" x 5' 5" (3.12m x 1.65m)

Counter tops and space for two freestanding fridge's and washing machine. Double glazed uPVC window to rear. Tiled floor and hot water cylinder tank.

From entrance hallway, doors off to:-

BEDROOM ONE 10' 8" x 9' 0" (3.25m x 2.74m)

uPVC double glazed window with side aspect and built in wardrobes, laminate wood flooring and underfloor heating.

BEDROOM TWO 10' 9" x 10' 8" (3.27m x 3.25m)

uPVC double glazed window to front aspect, fitted wardrobes. Underfloor heating.

BEDROOM THREE 8' 11" x 7' 4" (2.72m x 2.23m)

uPVC double glazed window to front aspect. Laminate flooring and underfloor heating. Currently used as a work space.

BATHROOM

Bath with electric shower over with tiled surround, vanity wash hand basin with storage below. Heated towel rail. Frosted double glazed window with rear aspect.

SEPARATE WC

WC. Tiled floor and tiling to half height. Frosted double glazed uPVC window with rear aspect.

GARAGE 15' 4" x 9' 1" (4.67m x 2.77m)

Situated to the side of the property with a triple folding wooden door. Mains power and lighting.

OUTSIDE FRONT

Driveway with hard standing space for three plus cars, access to each side of the house with wrap around side gardens.

REAR GARDEN

The garden to the rear is laid to lawn with a greenhouse, raised beds, vegetable patch and fruit trees.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

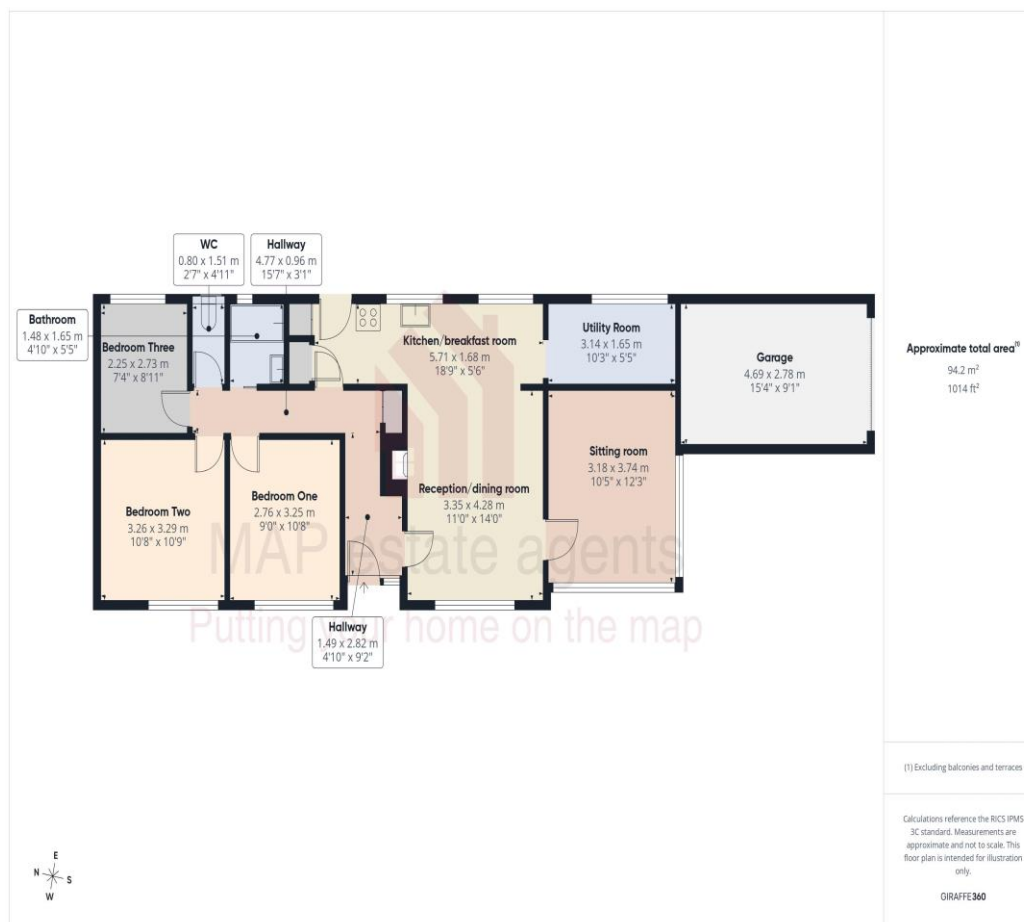


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Offered for sale chain free
- Three bedrooms
- Garage
- Driveway parking
- Off-road parking
- Detached house
- Wood burning stove
- Underfloor heating
- Storage space
- Double glazed



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
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01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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