

1 Ruth Dower  
Godolphin Cross, TR13 9QZ







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Nestled in a tucked away position within a desirable village, this delightful end of terrace character cottage offers a perfect blend of traditional charm and comfortable living. Ideal for first time buyers, downsizers, or those looking for a peaceful village lifestyle. Also having the added benefit of no onward chain. You are welcomed by a quaint entrance porch that leads into shower room and the cosy lounge, complete with a warming wood burner - an inviting space to relax and unwind. The light and airy kitchen/dining room has a lovely view over the rear garden and creates a bright, sociable hub for everyday living. Upstairs, there are two well proportioned bedrooms. Outside, the property boasts a good size lawned rear garden with a patio area—perfect for outdoor dining and entertaining. The garden is an ideal space for families, gardening enthusiasts, or those seeking a peaceful outdoor area. Parking is available for two cars on the drive at the side of the property.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £250,000**

**Location**

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

**Accommodation**

Entrance Porch

Shower Room

Lounge with wood burner

Kitchen/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

**Parking**

On the drive to the side of the property.

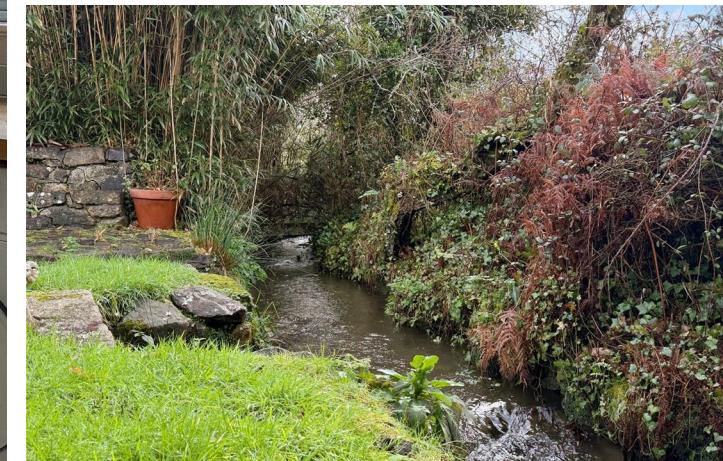
**Outside**

The rear garden is laid to lawn and incorporates a patio seating area.

**Services**

Mains water and electric. Private drainage.

**Planning Information**





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band- C**

**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/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

