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Putting your home on the map

Helston Road, Penzance

£435,000

Freehold







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Property Introduction

Beautifully presented four bedroom detached home with holiday let potential. Finished to a high modern standard the property offers spacious and versatile accommodation, perfectly balancing comfortable family living with stylish spaces for entertaining. Upon entering the generous dual aspect living room provides a bright and welcoming environment, offering plenty of space for multiple seating arrangements and creating the perfect setting for relaxing with family or hosting guests. The heart of the home is undoubtedly the impressive kitchen/diner, thoughtfully designed with socialising in mind. Boasting extensive worktop space, ample storage and plenty of room for dining, it provides a fantastic space for everyday family life and entertaining alike. A separate utility room adds further practicality, keeping laundry and additional storage neatly tucked away. Upstairs the property continues to impress with four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from its own en-suite shower room and is currently successfully utilised as a holiday let, presenting an attractive opportunity for buyers seeking additional income potential. Externally, the enclosed rear garden offers an excellent space to enjoy the outdoors, predominantly laid to lawn with a raised deck, ideal for alfresco dining, summer gatherings and relaxing in the sunshine. To the front the property benefits from ample off-road parking, alongside a useful gravelled area offering additional storage space. Combining contemporary finishes, generous accommodation and the added benefit of potential holiday letting income, this superb detached home offers an appealing opportunity for families and buyers alike.

Location

Rosudgeon is a peaceful hamlet ideally positioned just inland from one of Cornwall's most beautiful and sought-after stretches of coastline. Offering the perfect balance of rural tranquility and coastal living it provides an excellent base from which to explore miles of spectacular coastal footpaths, beautiful sandy beaches and secluded coves, all within easy reach. Nearby Prussia Cove is a particular highlight, renowned for its unspoilt beauty and fascinating smuggling history. Once the favoured haunt of John Carter, famously known as the 'King of Prussia', the cove was used to land much of his smuggled treasure. Today, it retains its charming character, with a small harbour and slipway still enjoyed by local fishermen. Its crystal-clear waters provide wonderful opportunities for swimming and snorkelling, while the beach is also dog-friendly throughout the year. Despite its peaceful setting, Rosudgeon offers a good range of local amenities, including a well-stocked Co-op, a traditional public house and a large sports ground with a social club hosting a variety of community activities. The village is also conveniently positioned for access to the A30, while the nearby towns of Penzance and Helston provide a more comprehensive range of everyday amenities, shopping facilities, leisure opportunities and schooling options. Combining a desirable coastal setting, a welcoming village community and excellent accessibility, Rosudgeon is an appealing location for those looking to enjoy the very best of the Cornish lifestyle.

ACCOMMODATION COMPRISES

uPVC front entrance door opening to:-

ENTRANCE PORCH 6' 0" x 4' 5" (1.83m x 1.35m)
Double glazed window with front aspect. Radiator and coat hanging rail. Glazed door opening to:-

ENTRANCE HALL
Radiator. Turnign staircase to first floor and doors off to:-

UTILITY ROOM 7' 5" x 6' 4" (2.26m x 1.93m)
Double glazed window to front. Boiler cupboard and space for washer/dryer storage space, radiator and tiled floor.

CLOAKROOM reduced head height to one side
WC and wash hand basin, laminate flooring and radiator.

LOUNGE 20' 7" x 11' 10" (6.27m x 3.60m)
A dual aspect living room with patio double glazed door to rear opening to the garden and double glazed window to front aspect. Feature fireplace with electric fire.

KITCHEN/DINER 22' 11" x 12' 7" (6.98m x 3.83m)
A triple aspect room with a selection of fitted units at wall and level with quartz worktops incorporating a white granite sink and drainer. Fitted electric hob and double oven. Double glazed windows to side and rear and patio double glazed sliding patio doors to the side opening to the garden Two radiators, laminate flooring and dining area space.
From hallway stairs rising to:-

HALF LANDING
Window and steps continuing up to:-

FIRST FLOOR LANDING
Loft access and doors off to:-

PRINCIPAL BEDROOM ONE 12' 11" x 12' 6" (3.93m x 3.81m)
Carpeted with double glazed window with rear garden aspect and radiator.

EN-SUITE SHOWER ROOM
Tiled shower enclosure with sliding shower door, WC and wash hand basin. Frosted double glazed window with side aspect. Wood effect vinyl and tiled walls. Towel rail and radiator. Extractor fan.

BEDROOM TWO 11' 8" x 10' 0" (3.55m x 3.05m)
Carpeted floor, radiator and double glazed window with rear aspect

BEDROOM THREE 11' 9" x 10' 1" (3.58m x 3.07m)
Carpeted floor, radiator and double glazed front aspect window.

BEDROOM FOUR 12' 5" x 6' 4" (3.78m x 1.93m)
Carpet, radiator and front aspect double glazed window.

BATHROOM
Bath with electric shower over and side screen, wash hand basin and WC. Part tiled walls and vinyl flooring. Frosted double glazed window, towel rail, radiator and extractor fan.

OUTSIDE FRONT
Off road parking for several vehicles and gravelled space with oil tank.

REAR GARDEN
The property benefits from a private, enclosed rear garden, comprising a level lawn with raised deck seating and an additional paved section. The garden is accessed from both the kitchen/diner and the main reception room. A timber shed provides useful outdoor storage for garden tools and equipment.

SERVICES
Mains water, mains drainage and mains electricity. Oil for heating.

AGENT'S NOTE
The Council Tax band is band 'D'.

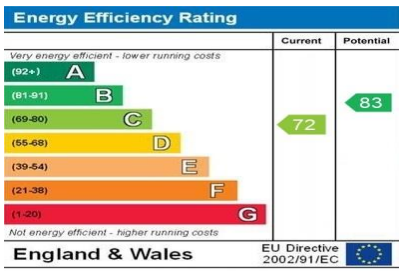
DIRECTIONS
Travelling from Penzance on the A30 at the Newtown roundabout take the A394 towards Helston. Continue for approximately four and a half miles, travelling through Goldsithney and you will arrive in Rosudgeon. The property will be found on the left hand side just before you reach Rosudgeon Sports and Social Club which is a little further along on the right hand side. If using What3words:- mascots.enjoys.cosmic

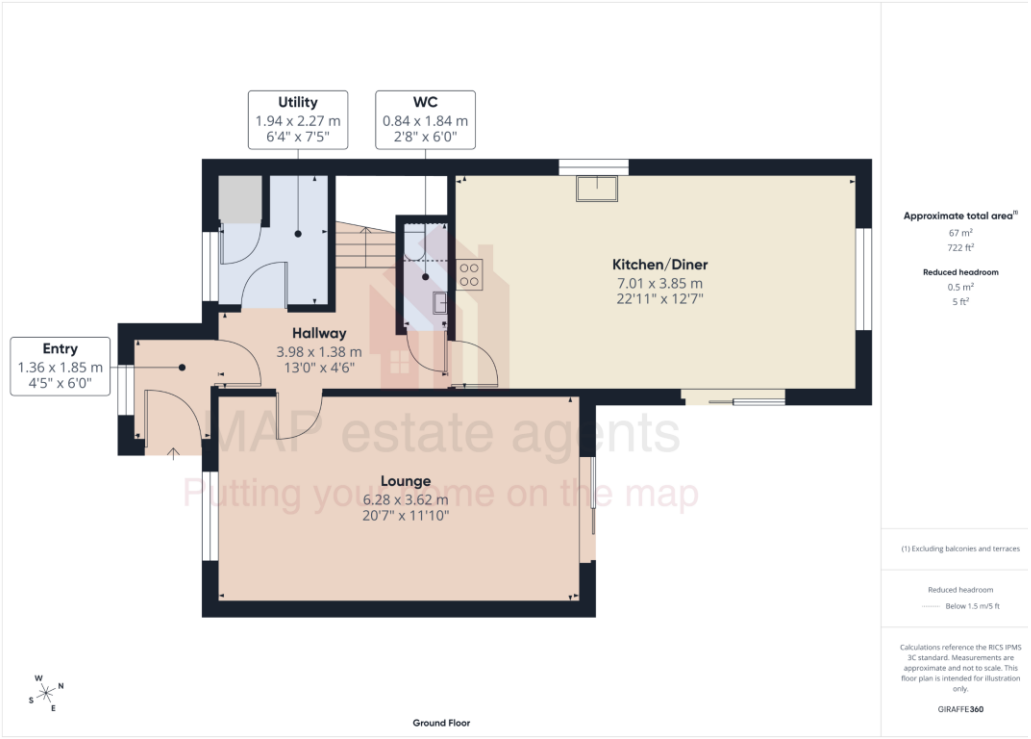


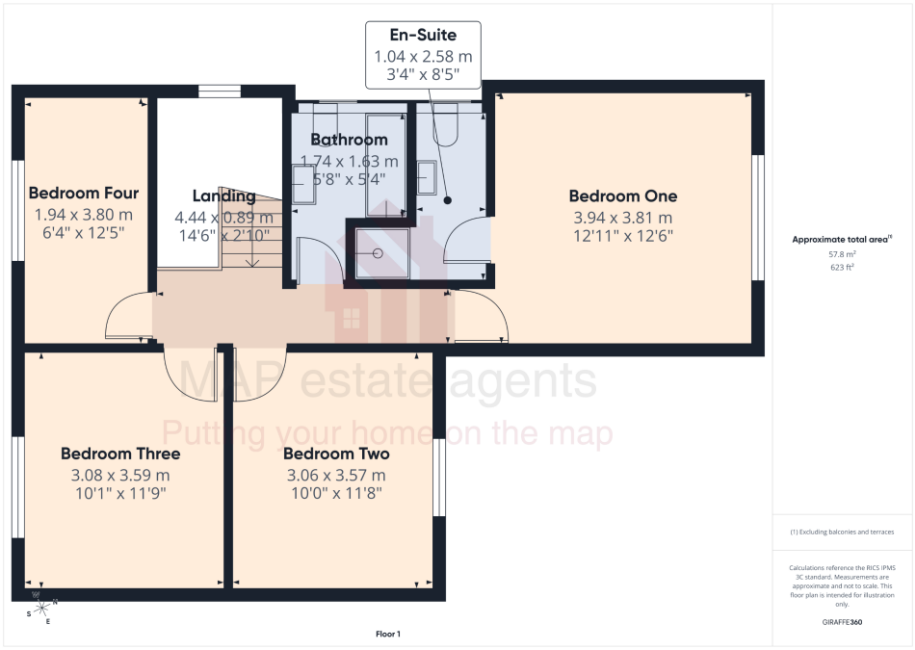












MAP's top reasons to view this home

- Four bedroom detached house
- Enclosed rear garden
- Off-road parking
- Close to local amenities
- Kitchen/diner
- Principal bedroom with en-suite shower room
- EPC: 72 (C), Council Tax Band 'D', freehold
- Popular village location

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