Cuckoos Cottage

STAGS

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Cot Valley, St. just, Penzance, Cornwall, TR19 7NT

The Coast 0.6 Miles

To be sold with No Onward Chain - Charming detached three bedroom cottage is nestled within beautifully enclosed south facing gardens in the heart of the idyllic Cot Valley, enjoying a truly peaceful and picturesque setting.

- NO ONWARD CHAIN
- 3 Bedrooms
- Parking
- Private
- Freehold
- Picuresque Cottage
- Established Garden
- Period Features
- Superb Location
- Council Tax Band E

Guide Price £725,000

SITUATION

Nestled on Cornwall's rugged far western coastline, Cot Valley is widely regarded as one of the county's most picturesque and unspoilt locations. Renowned for its outstanding natural beauty, the valley is characterised by rolling countryside, traditional granite cottages, winding country lanes and dramatic coastal scenery descending towards the Atlantic Ocean.

Highly sought after by walkers, nature lovers and those seeking peace and tranquillity, Cot Valley provides direct access to spectacular coastal paths, hidden coves and breathtaking cliffside scenery. Despite its wonderfully rural atmosphere, the historic town of St Just is only a short distance away, offering a variety of everyday amenities, independent shops, cafés, pubs and galleries.

Nearby Sennen Cove is renowned for its beautiful golden sandy beach, exceptional surfing conditions, and charming selection of local eateries, traditional public houses, and coastal shops. This remarkable part of West Cornwall is equally celebrated for its rich cultural and artistic heritage, with nearby attractions including the world-renowned Minack Theatre at Porthcurno, the many shops, galleries, amenities and celebrated Jubilee Pool in Penzance, as well as the internationally acclaimed Tate St Ives.

The village of St Buryan, approximately 2.5 miles away, provides a range of local amenities, while the harbour town of Penzance serves as the principal commercial centre for the Land's End Peninsula, benefitting from mainline rail connections to London Paddington.

THE PROPERTY

This quintessential detached three bedroom cottage is nestled within beautifully enclosed south facing gardens in the heart of the idyllic Cot Valley, enjoying a truly peaceful and picturesque setting.

Rich in charm and character, the historic cottage effortlessly showcases the timeless appeal of traditional Cornish living, with a wealth of period features and an inviting warmth throughout. The property offers surprisingly spacious accommodation, enhanced by high ceilings and an abundance of natural light that combine to create a wonderful sense of openness throughout the home.

Full of personality, the cottage enjoys captivating views across the surrounding valley landscape from virtually every room, perfectly complementing its tranquil setting.

The delightful accommodation is arranged over two floors and offers a welcoming and versatile layout comprising a kitchen, breakfast room, sitting room, shower room and utility to the ground floor, with three bedrooms and a family bathroom situated on the first floor.

The sitting room provides a particularly large and characterful space in which to relax, with the large bay window serving as a superb feature, flooding the room with natural light whilst also creating an additional seating area from which to enjoy the beautiful outlook.

The cottage as a whole offers an increasingly rare opportunity to acquire a home of genuine charm in one of West Cornwall's most sought after and unspoilt locations.

Surrounded by beautiful gardens and stunning countryside scenery, the property perfectly captures the unique atmosphere and tranquillity for which Cot Valley is so highly regarded.

OUTSIDE

Set within its own charming and mature grounds, the property enjoys beautifully planted and well established gardens that perfectly complement the character and setting of the cottage.

To the front, a delightful and private garden creates a peaceful retreat, offering an idyllic space from which to enjoy the pretty cottage façade and wonderfully tucked away position. Surrounded by mature planting and established borders, the gardens provide both colour and privacy throughout the seasons.

To the rear, the gardens rise gently into terraced lawned areas interspersed with established trees and planting, creating a wonderful sense of tranquillity and seclusion. A separate area with raised planters offers excellent space for gardening or outdoor entertaining, whilst a useful sun room or garden shed provides additional versatility and storage.

The property also benefits from private off street parking for two vehicles, a valuable feature within this highly sought after valley setting.

The gardens as a whole offer a rare combination of charm, privacy and natural beauty, perfectly enhancing the cottage's idyllic Cot Valley setting.

SERVICES

Mains water and electric, private drainage, air source heat pump, electric Rayburn, woodburning stove.
Mobile: Variable Outdoor (ofcom)
Internet: Standard and Ultrafast available (ofcom)
Low and Medium flood risk (Information obtained from gov.uk)

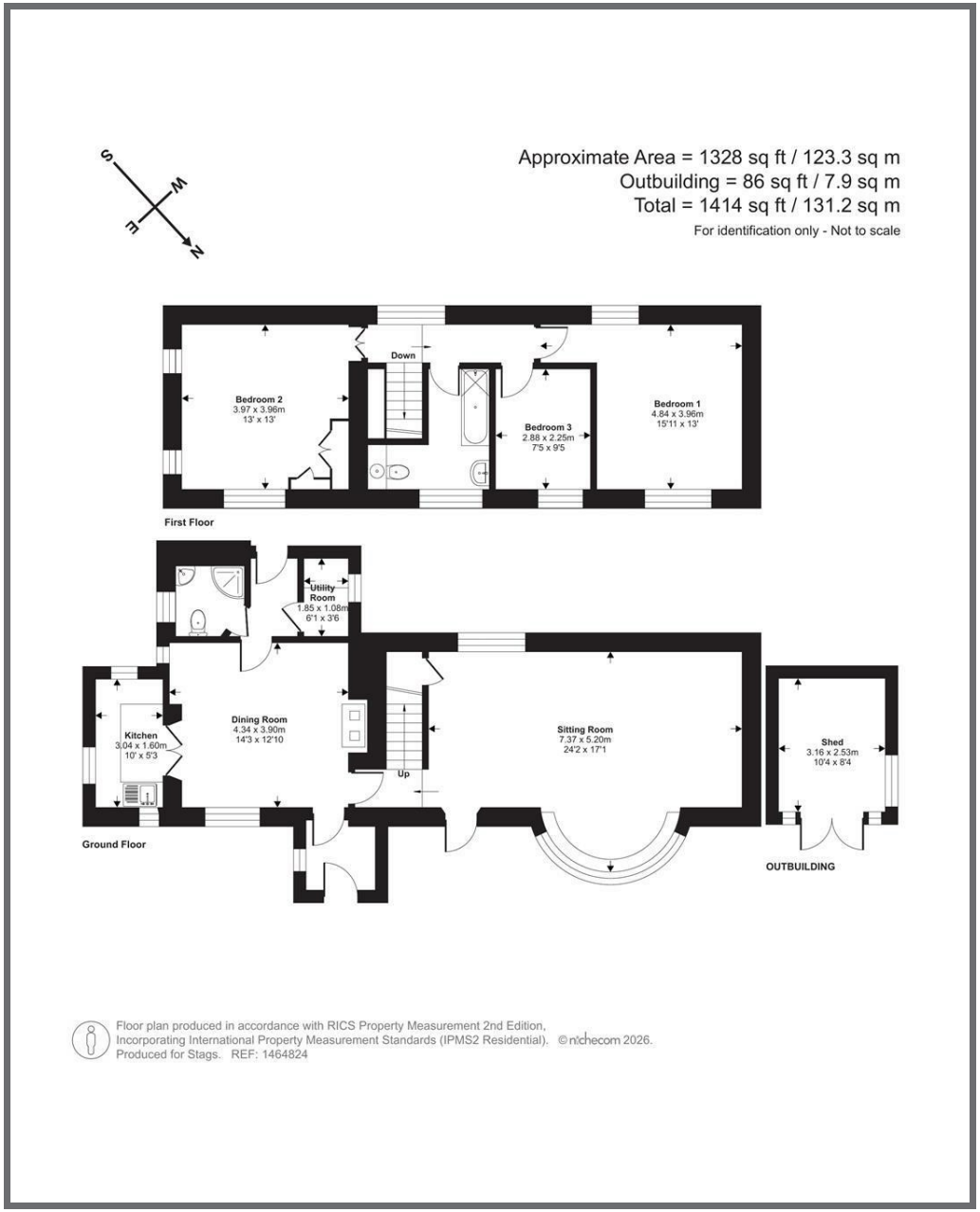
VIEWINGS

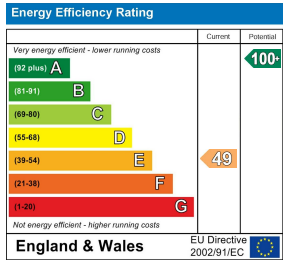
Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

what3words.com ///sublime.fastening.took

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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