



MAP estate agents
Putting your home on the map

Rosudgeon, Penzance

Rosudgeon Penzance

Heliport 4. miles | Penzance 5 miles | Hayle 8 miles | Land's End 16 miles | Truro 29 miles | Newquay airport 49 miles | Plymouth 79 | Exeter (M5) 110 miles (Distances are approximate)

A beautiful detached period home offering three double bedrooms, set within a generous plot with no immediate neighbours and enjoying breathtaking sea, countryside, and coastal views.

Entrance porch | Living room | Dining room | Sitting room | Kitchen | Conservatory | Utility room | Shower room | Three bedrooms | Study/office | Dressing room | Bathroom | Garage | Workshop | Garden store

£600,000

Freehold



Property Introduction

Dating back to the 19th century, this substantial granite-built family residence combines character and charm with modern comforts. Situated at Roseudgeon, the property offers convenient access to the nearby towns of Penzance, Marazion, Helston, and Falmouth, while enjoying a peaceful rural setting surrounded by open farmland.

The stunning coastline is close at hand, with Perranuthnoe Beach less than a mile away and the renowned Praa Sands approximately three miles distant. From its elevated position, the property commands panoramic views across the surrounding countryside, Mount's Bay, and the iconic St Michael's Mount.

The current owners have sympathetically enhanced the home, preserving its period features while undertaking a range of improvements. Recent upgrades include a modernised kitchen, bathroom, and utility room, together with the installation of high-quality uPVC sash windows throughout.

Externally, the property continues to impress with ample parking for numerous vehicles, a large garage with an adjoining store room, and a substantial detached workshop/studio offering excellent versatility. Attractive gardens extend to the front and side of the house, providing delightful outdoor spaces from which to enjoy the exceptional views and tranquil surroundings.

Location

Croft Mason enjoys a convenient yet semi-rural setting in the sought-after village of Rosudgeon, on Cornwall's beautiful south coast. Surrounded by open countryside and farmland, the property is ideally positioned between the historic market town of Helston and the coastal town of Penzance, both of which offer an excellent range of shops, schools, leisure facilities, and everyday amenities.

The stunning coastline is within easy reach, with the sandy beach at Perranuthnoe less than a mile away and the renowned surfing beach of Praa Sands approximately three miles distant. The nearby town of Marazion, home to the iconic St Michael's Mount, is just a short drive away and offers a selection of cafés, restaurants, galleries, and watersports opportunities.

The area is renowned for its spectacular coastal scenery, scenic countryside walks, and access to the South West Coast Path. Excellent road links via the A394 provide convenient access to Penzance, Helston, Falmouth, and the wider West Cornwall peninsula, while mainline rail services are available from St Erth Railway Station and Penzance Railway Station, offering connections to London and beyond.

Combining rural tranquillity with excellent accessibility and proximity to some of Cornwall's most attractive beaches and coastal destinations, Rosudgeon is an ideal location for those seeking both lifestyle and convenience.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Traditional tessellated tiled flooring and entrance door leading into :-

HALLWAY

Spacious entrance hall with doors to the living room and sitting room. Stairs rise to the first floor via a half landing with a window enjoying attractive countryside views.

LIVING ROOM 12' 7" x 11' 10" (3.83m x 3.60m)

Characterful reception room featuring a traditional ornate tiled fireplace and bay window to the front elevation.

SITTING ROOM 12' 3" x 11' 11" (3.73m x 3.63m)

Another charming reception room with a traditional ornate tiled fireplace and bay window to the front.



DINING ROOM 11' 10" x 10' 10" (3.60m x 3.30m)

Well-proportioned dining room with built-in recessed shelving and window overlooking the rear.

KITCHEN 11' 9" x 9' 5" (3.58m x 2.87m)

Fitted with a modern Shaker-style kitchen comprising a range of units, breakfast bar, double oven, halogen hob, integrated dishwasher, and space for an upright fridge/freezer. Window to the rear and door leading to the conservatory.

CONSERVATORY 19' 0" x 8' 8" (5.79m x 2.64m)

A generous uPVC lean-to conservatory enjoying lovely views over the garden and providing an excellent additional reception space.

UTILITY ROOM 11' 7" x 5' 3" (3.53m x 1.60m)

Fitted with a base unit and worktop, Belfast sink, and spaces for a washing machine and tumble dryer. Door to :-

SHOWER ROOM

Comprising shower tray and WC.

FIRST FLOOR**BEDROOM ONE 13' 6" x 11' 10" (4.11m x 3.60m)**

A spacious double bedroom with bay window to the front, enjoying stunning sea views.

BEDROOM TWO 13' 7" x 11' 8" (4.14m x 3.55m)

A further generous double bedroom with bay window to the front and superb sea views.

BEDROOM THREE 11' 11" x 10' 10" (3.63m x 3.30m)

Double bedroom with pleasant countryside views to the rear.

STUDY/OFFICE 7' 0" x 4' 11" (2.13m x 1.50m)

Ideal home office or study space with front-facing window and sea views.

DRESSING ROOM 11' 10" x 5' 2" (3.60m x 1.57m)

Useful dressing room and storage area providing access to the bathroom.

BATHROOM

Modern suite comprising paneled bath with shower over, vanity wash hand basin, matching storage unit, WC, and rear-facing window with countryside views.

OUTSIDE

The property benefits from extensive external space, including a large parking area, garage with adjoining store, attractive front garden, and a courtyard/drying area to the rear. A country gate provides access to a fantastic side garden, predominantly laid to lawn and complemented by a decked seating area, mature hedged boundaries, and a substantial block-built, timber-clad workshop/store. This versatile building offers excellent potential for a variety of uses, including a home office, gym, studio, or hobby room.

GARAGE 28' 4" x 13' 0" (8.63m x 3.96m)

A good-sized garage with sliding door, side windows, and doorway leading to :-

STORE 17' 1" x 13' 7" (5.20m x 4.14m)

Useful storage space with potential for workshop use.

GARDEN WORKSHOP/STORE 18' 4" x 10' 9" (5.58m x 3.27m)

A substantial block-built workshop/store with light and power connected, offering excellent versatility.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

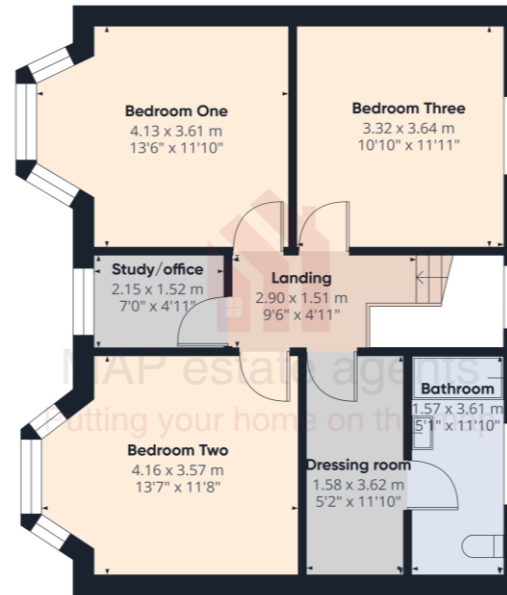
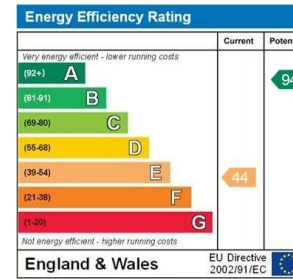
AGENT'S NOTE

The Council Tax band for this property is band 'E'.

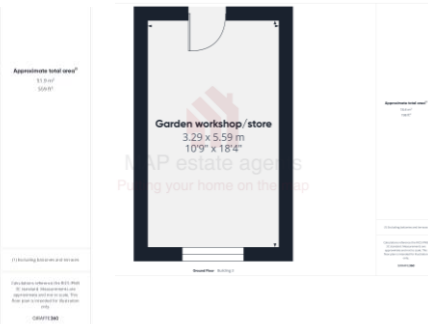




Approximate total area⁽¹⁾
89.8 m²
967 ft²



Approximate total area⁽¹⁾
59.1 m²
636 ft²



MAP's
Top reasons to view this home

- Sea and countryside views
- Period Property
- Three Double bedrooms
- Large Mature Garden
- Driveway with Parking for several vehicles
- Views of St Michaels Mount
- Garage and workshop
- Close proximity to Perranuthnoe beach

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

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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