



12 Ledra Close, Cadgwith, TR12 7LD

£750,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

12 Ledra Close

- FINE COASTAL RESIDENCE
- FOUR BEDROOM SUITES
- VERSATILE SEMI-REVERSE LEVEL ACCOMMODATION
- OUTSTANDING SEA VIEWS
- DOUBLE GARAGE
- GENEROUS GARDENS
- EXCEPTIONALLY RARE OPPORTUNITY IN THIS LOCATION
- FREEHOLD
- COUNCIL TAX F
- EPC E52

Occupying arguably the finest position within the highly sought-after Ledra Close, this exceptional coastal home is tucked away at the end of a private driveway and enjoys breathtaking, uninterrupted sea views over the beautiful fishing cove of Cadgwith. Set within a generous plot with private parking, an integral double garage and attractive gardens, the property offers spacious semi reverse-level accommodation with four en-suite bedrooms, a sea-view lounge with log burner, and a kitchen dining room opening onto a wraparound balcony perfectly positioned to enjoy the spectacular coastal outlook.

Properties in this position rarely become available, making this a truly special opportunity to secure a remarkable home in one of Cornwall's most enchanting coastal locations.



DESCRIPTION

The accommodation is cleverly arranged in a semi reverse-level design, allowing the property to be comfortably lived in as a bungalow if desired. The ground floor hosts the living spaces, including a calm and inviting lounge with a log burner and expansive sea views, alongside a spacious kitchen dining room ideal for relaxed entertaining. Both rooms open onto a wraparound balcony, perfectly positioned to capture the sunshine and the coastal outlook down to the cove – an ideal spot for morning coffee or an alfresco dinner.

Also on the ground floor are two generous bedroom suites, together with a utility room, providing the convenience of single-level living. The lower ground floor offers two further bedroom suites and a delightful sun lounge, creating superb guest accommodation or an ideal space for visiting family. Notably, all four bedrooms enjoy en-suite facilities, with two particularly impressive suites offering full bathrooms rather than shower rooms, both benefiting from beautiful views.

Outside, the gardens offer a wonderful variety of spaces to relax and unwind. A sheltered lawn with a charming pond provides a peaceful retreat, while several seating areas allow you to follow the sun throughout the day and fully appreciate the tranquil coastal setting.

This is a home that will particularly appeal to active retirees seeking space, privacy and a lifestyle by the sea, with generous accommodation for family and friends to visit. Equally, it presents an exciting opportunity for families relocating to Cornwall, especially those able to work remotely and looking for a special coastal base with room to grow.

The fishing cove of Cadgwith is one of Cornwall's true hidden gems. With its working fishing boats pretty traditional harbour and strong sense of community, it offers a lifestyle that feels wonderfully authentic. In the summer months the famous weekly fish barbecues bring residents and visitors together, creating a vibrant yet welcoming atmosphere.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

OBSCURED GLAZED DOOR TO





ENTRANCE VESTIBULE

With useful cloaks cupboard and panel glazed door to

HALLWAY

With radiator, doors to various rooms, stairs descending to the lower ground floor and panel glazed door to the inner hallway.

CLOAKROOM 4'4" x 3' (1.32m x 0.91m)

With low level W.C., wall mounted wash hand basin with mixer tap, radiator and obscured window to front.

L SHAPED KITCHEN 14'9" (max) reducing to 9'1" (min) x 16'11" (max) (4.50m (max) reducing to 2.77m (min) x 5.18m (max))

A lovely room with unobstructed coastal views and plenty of space to dine and entertain. The kitchen area is fitted with a classically styled range of base and wall units with work surfaces over with one and a half bowl stainless steel sink and drainer unit with mixer tap, AEG double electric oven with hob over and filter and light above, integrated fridge/freezer and integrated dishwasher, window to side and picture sliding doors to rear showing the views and accessing the balcony perfect for summer entertaining, two radiators.

LOUNGE 18'9" x 15'6" (5.72m x 4.72m)

A spacious and calm triple aspect room with windows to front and side and picture sliding doors to rear offering fabulous views across the cove and out to sea and also offering access to the terrace. Multi fuel burner set on a granite hearth and two radiators.

INNER HALLWAY

With radiator, doors to various rooms and door to rear porch.

UTILITY ROOM 12' x 5'4" (minimum) (3.66m x 1.63m (minimum))

A useful room with base and wall units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine and space and point for fridge/freezer, radiator, window to rear and airing cupboard. Loft access and internal door to garage.

BEDROOM ONE 14'4" x 10'5" (4.37m x 3.18m)

With built-in storage, radiator and window to rear offering fantastic coastal views. Door to

EN SUITE BATHROOM 8'2" x 5'3" (2.49m x 1.60m)

With tiled floor and partially tiled walls with suite comprising of a shower bath with tiled surround and chrome effect wall mounted mixer shower, low level W.C. and pedestal wash hand basin, extractor and period style radiator with integrated towel rail and obscured window to the side.

BEDROOM FOUR 9'3" x 8' (2.82m x 2.44m)

With radiator, window to side and door to

EN SUITE SHOWER ROOM 9'11" (max in depth of cubicle) x 3'4" (3.02m (max in depth of cubicle) x 1.02m)

With tiled cubicle with chrome effect mixer shower, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator and obscured window to side.

REAR PORCH 7'3" x 2'4" (2.21m x 0.71m)

A useful space with windows to side and rear and door to rear accessing the garden.

LOWER GROUND FLOOR

HALLWAY

With radiator and doors to various rooms.

MASTER SUITE

ENTRANCE AREA

With linen cupboard and doors to both the bedroom and bathroom.

BEDROOM 13'4" (max) x 13' (4.06m (max) x 3.96m)

A wonderfully light and spacious room with uninterrupted views across the garden and out to sea. Built-in storage and radiator. A wonderful space in which to relax and refresh at the end of a busy day.

BATHROOM 10'9" x 5'3" (3.28m x 1.60m)

With suite comprising of a bath, separate shower cubicle being tiled and offering a chrome effect mixer shower, pedestal wash hand basin and low level W.C., period style radiator with integrated towel rail and obscured window the side.

BEDROOM THREE 10'9" x 10'8" (3.28m x 3.25m)

Another wonderful suite with radiator, borrowed light window to rear into the sun lounge and step down to





DRESSING AREA 4'4" x 3'6" (1.32m x 1.07m)

With windows to side and rear, radiator and door to

SHOWER ROOM 7'1" x 4'8" (2.16m x 1.42m)

With tiled cubicle housing chrome effect mixer shower, low level W.C. and pedestal wash hand basin with chrome effect ladder style radiator and obscured window to rear.

SUN ROOM 13'7" x 8'5" (4.14m x 2.57m)

Accessed via an inner lobby from the lower ground floor landing also with tiled floor. This triple aspect room has windows to side and rear and sliding door to the rear accessing the garden. A superb area to relax and enjoy the garden on a cooler day with rural and coastal views.

OUTSIDE

To the front of the property is a generous area of off road parking suitable for several vehicles and leads to the

DOUBLE GARAGE 18'3" x 16'2" (5.56m x 4.93m)

With remote roller door, power and light, two windows to side, loft access and pedestrian door connecting into the utility room. There is a pedestrian access gate to the side of the garage leading to the side garden where there is a useful combined timber shed and log store and a patio area this leads onto a further patio seating area enjoying attractive coastal views and offering access to the lower garden and the wrap around balcony. The balcony is a fabulous feature and includes an integrated seating area perfectly sited to make the most of the sun and the views. A path and step leads down to the main garden area where there is a covered patio area, a further patio area which flows into the level lawned garden with a pond and being stocked with mature shrubs. There is also an additional area of garden to the side which is also lawn with another useful timber shed and a further lower garden/path which the present vendors utilise as a composting area.

SERVICES

Mains water, electricity, drainage. Oil fired central heating.

AGENTS NOTE

The property is accessed via a private driveway that is owned by the property. This also serves two neighbouring properties and our clients inform us that historically any maintenance costs have been split equally between the three properties.



ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band F.

DATE DETAILS PREPARED.

11th March 2026.

WHAT3WORDS

irony.ever.clearing

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

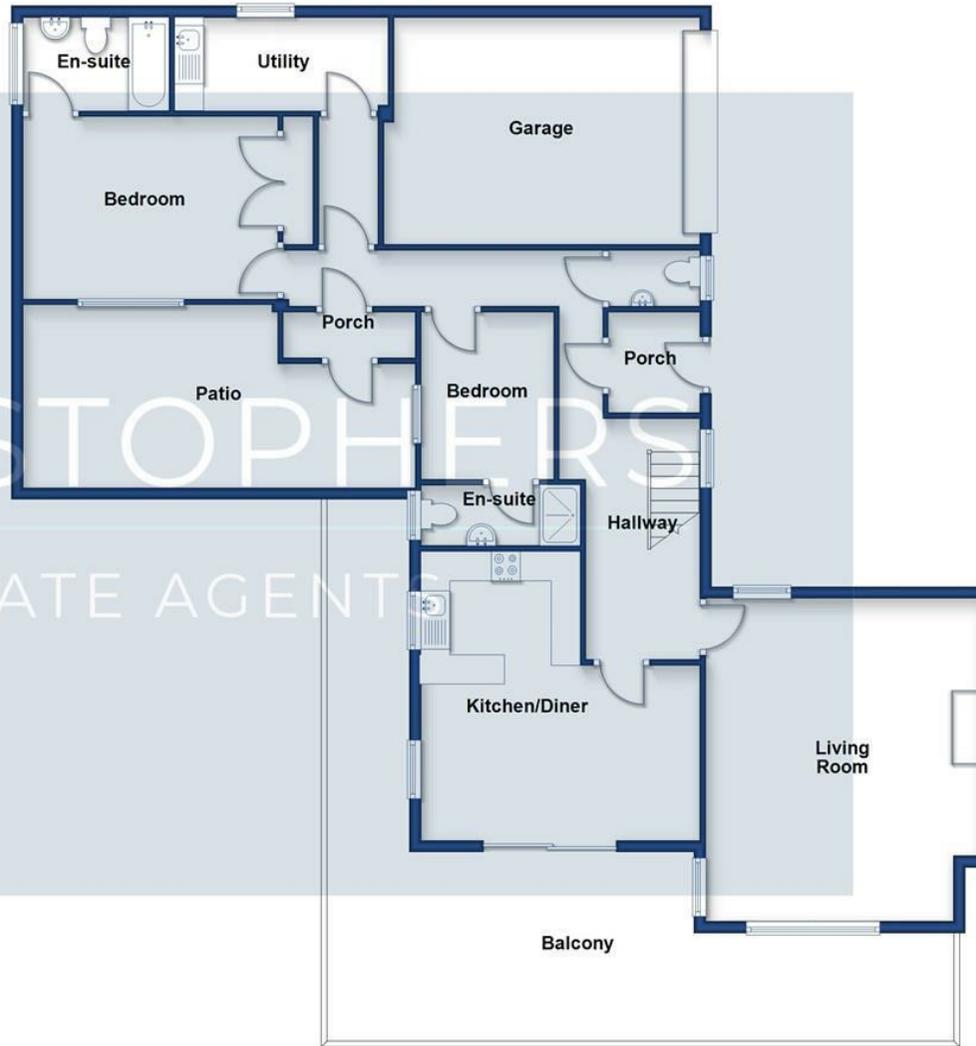








Ground Floor
Approx. 149.8 sq. metres (1612.9 sq. feet)



Lower Ground Floor
Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 209.6 sq. metres (2256.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	52		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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