



**Rosudgeon, TR20 9PG**  
**Guide Price £495,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# ***Welcome to Rosudgeon***

**Could this be the property you've been searching for?**

**Guide Price £495,000**

Hunters Estate Agents are delighted to have been chosen as the sole selling agent for this charming, detached property, perfectly positioned just a five-minute or so drive from the picturesque beaches of Perranuthnoe and Praa Sands. It comprises a spacious four-bedroom main home together with a self-contained one-bedroom annexe, currently operating as a successful holiday let – offering exciting scope for supplemental income or multi-generational living. With a sunlit, south-facing garden to the front and ample off-street parking to the rear, this is a home where character, space, and practicality come together – ready to be cherished by its next owners.











### The Property

This property delivers a fantastic first impression: a charming stone front accentuated by granite lintels and quoins, complemented beautifully by a well-kept front garden — everything you'd hope for in a quintessential Cornish cottage. Swing around to the side and continue to the rear, where you'll find generous off-street parking for multiple vehicles — perfect for visiting guests or busy family life. Now, let's step inside.

At the heart of the home lies the kitchen—diner, offering ample cabinet storage and generous worktop space, open to a spacious dining area which is ideal for those who love to entertain. French doors lead through to the main living space, a wonderfully welcoming room with exposed beams, bathed in natural light from the south-facing windows, and further French doors opening out to the garden and front patio — perfect for summertime alfresco dining. Also, on the ground floor you will find a conservatory, utility area, storage room, shower room, and rear porch. Upstairs are four well presented bedrooms and the family bathroom.

Next, we make our way to the annexe, which benefits from its own private entrance to the rear. From the entrance hall, you step into a generous open-plan reception space incorporating the kitchen, dining, and living areas, creating a versatile and welcoming layout. The ground floor also includes a



well-appointed bathroom. Upstairs, you'll find a comfortably sized double bedroom, offering a peaceful and private retreat.

### Outside

At the front of the property, there's an attractive lawn bordered by traditional stone walling, along with a paved seating area — a perfect spot to enjoy the sunshine. There's also gated access down one side leading through to the rear. A tarmac lane runs alongside the property, opening into a spacious gravelled parking area that can comfortably accommodate four to five vehicles at the rear of the property. From here, you have access to both the annexe and the rear porch of the main house.

### The Location

Rosudgeon is a friendly and well-placed Cornish village, nestled between Penzance and Helston and surrounded by truly picturesque countryside, with scenic lanes, rolling fields, and glimpses of the sea. The beautiful sandy beach at Praa Sands is just around 2.3 miles away, while the charming coastal village of Perranuthnoe sits roughly 1.5 miles from the doorstep — perfect for spontaneous beach trips, coastal walks, or a morning coffee by the sea. Families benefit from several schooling options in the wider area, including well-regarded primary and secondary schools within easy reach in nearby villages and towns. Everyday needs are well catered for with the popular Co-op in the heart of Rosudgeon, as well as an excellent local fish





and chip shop loved by residents. Altogether, Rosudgeon offers a peaceful setting with the coast close at hand — what more could anyone ask for?

#### About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

#### Useful Information

Local Authority: Cornwall Council

Council Tax Band: D (main house), A (annexe)

Tenure: Freehold

Type of property: Detached

Construction type: No known concerns (original part of main house appears to be of stone construction, with extensions add at a later date)

Services: Mains electricity, water, and drainage

Heating: Oil fired

Broadband: Cable broadband, ADSL copper-based phone landline.

Currently with BT. Ofcom broadband checker suggests standard broadband with download speeds of up to 23 mbps and upload speeds of up to 4 mbps available at this address.

Cell Coverage: Ofcom signal checker suggests: O2, Three & Vodafone - good outdoors and in home, EE good outdoors and variable in home

Parking: Driveway

Conservation Area? No

Listed? No

Tree Preservation order? No

Rights of way: Rear neighbour vehicular write of way over drive to access their property. Public footpath down side of driveway.

Restrictive Covenants? No

Flooded in last 5 years? No

EPC: 49E (potential 76C)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 2341 sq ft / 217.4 sq m

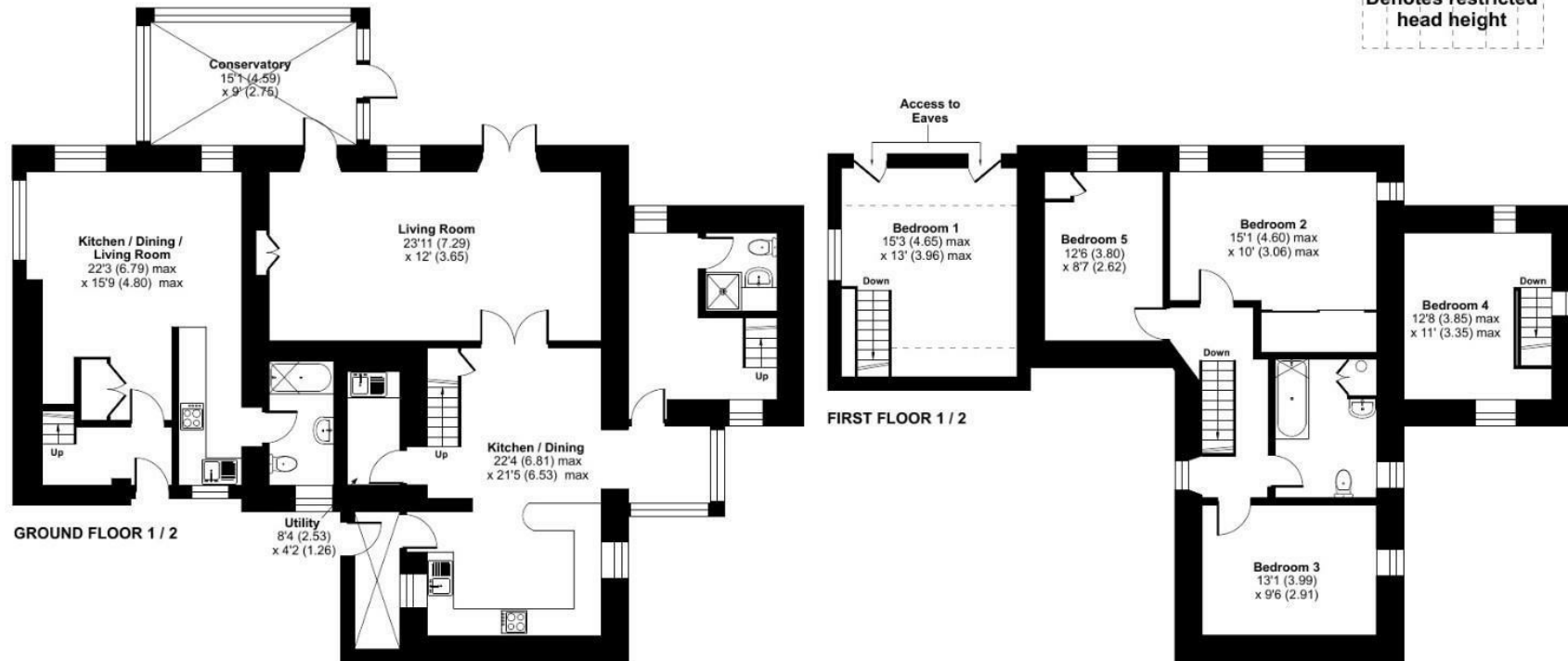
Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 2396 sq ft / 222.5 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters. REF: 1381825

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

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