



Rose Cottage



# Rose Cottage

St Levan, Penzance, TR19 6JY

Beach Half a Mile, St Buryan 3 Miles, Lands End 3 Miles

A spacious, light and welcoming four bedroom reversed level detached house in the heart of Porthcurno.

- No Onward Chain
- Reverse Living
- Parking
- Countryside Views
- Freehold
- 4 Bedrooms
- Gardens
- Garage
- Coastal Location
- Council Tax Band D

Guide Price £575,000

## SITUATION

Rose Cottage enjoys a superb location a short walk from the stunning, south-east facing sandy beach at Porthcurno, nestled within, mature natural gardens. This idyllic setting combines peace and seclusion with convenient access to one of Cornwall's most picturesque coastal destinations.

Porthcurno Beach lies approximately three miles southeast of Land's End (as the crow flies), in the western corner of Porthcurno Bay. The beach is flanked by two iconic landmarks—the world-famous Minack Theatre to the west and Logan Rock to the east. The Minack Theatre, an extraordinary open-air venue carved into the cliffs by Rowena Cade in the 1930s, hosts daily performances during the summer, drawing visitors from around the world.

The South West Coast Path runs directly through Porthcurno Cove, offering spectacular walks and easy access to this breathtaking stretch of the Cornish coastline. Also located within the village is the Museum of Submarine Telegraphy, which explores Porthcurno's fascinating role in global communications and houses historic underground wartime tunnels used as a secret communications centre.

Rose Cottage is ideally positioned to enjoy not only Porthcurno but also the wider attractions of West Cornwall. It lies within close proximity to a number of beautiful beaches and charming fishing villages, including the ever-popular Mousehole. For dining and culture, there are acclaimed restaurants and galleries in nearby Penzance, St Ives, Mousehole, and Sennen. The waters of Mounts Bay are a hub for water sports enthusiasts, offering sailing, kayaking, and more.



## THE PROPERTY

Nestled in the idyllic coastal village of Porthcurno, this beautifully presented reverse-level detached property offers the perfect combination of comfort, generous space, and captivating natural surroundings. Enjoying countryside views, the home is ideally positioned to make the most of its scenic setting, while also benefiting from off-road parking, an integrated garage, and extensive, mature gardens that provide both privacy and tranquility.

The ground floor features four spacious double bedrooms, each thoughtfully designed to offer comfort and filled with natural light, creating a calm and airy atmosphere. A large, well-appointed family bathroom serves this level, finished to a high standard and perfectly suited to the needs of modern family living. A useful utility room with space for white goods completes the ground floor accommodation.

On the first floor, the design maximizes the available living space with a bright, open-plan kitchen and dining area that flows seamlessly into a welcoming lounge. Elevated and filled with natural light from large windows, this space offers lovely views across the surrounding countryside. A separate study completes the first floor—ideal for home working, creative hobbies, or simply as a peaceful retreat.

This unique reverse-level design not only makes the most of the stunning surroundings but also creates a versatile and practical living environment.

## OUTSIDE

To the front of the property, a well-maintained lawn is bordered by an array of mature shrubs and plants, creating a welcoming and attractive entrance. A gated driveway provides ample parking for several vehicles, in addition to a spacious integrated garage offering further convenience and storage.

To the rear, a paved courtyard is accessible directly from the master bedroom, offering a seamless indoor-outdoor connection. This tranquil space leads across a picturesque wooden bridge spanning a small stream, guiding you to a beautifully landscaped, private garden. Sheltered and serene, this garden offers a superb retreat—ideal for relaxing, entertaining, or simply enjoying the peace and natural surroundings.

## SERVICES

Mains Water, Drainage and Electricity.

Oil Fired Central Heating - Combi Boiler

Ultrafast Broadband Available - Ofcom

Mobile Signal - EE, Three, O2 & Vodafone - None - Ofcom

Flood risk: Very Low - EA

## VIEWINGS

Strictly by prior appointment with Stags West Cornwall on 01736 223222

## DIRECTIONS

From the B3315 enter Porthcurno along The Valley road. After around 0.5 of a mile Rose Cottage will be the last property on your right hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	78
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1214 sq ft / 112.7 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1366 sq ft / 126.8 sq m  
For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1290130