

Bodrigy Lodge Cadgwith, TR12 7JU

£975,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Bodrigy Lodge Cadgwith

- FIVE BEDROOM REVERSE-LEVEL PROPERTY
- STUNNING COASTAL AND SEA VIEWS
- HIGHLY REGARDED CADGWITH LOCATION
- OPEN-PLAN LIVING OPENING OUT TO DECK
- MASTER BEDROOM WITH EN SUITE
- POTENTIAL ANNEXE/ADDITIONAL ACCOMMODATION
- GARDENS APPROACHING HALF & ACRE
- FREEHOLD
- COUNCIL TAX E
- EPC D56

An exceptional opportunity to acquire a beautifully presented five-bedroom reverse-level property, enjoying breathtaking coastal and sea views from its elevated position above the highly regarded Cornish fishing village of Cadgwith.

Much improved and thoughtfully adapted by the current owners, this impressive home provides spacious and versatile accommodation arranged over two floors. The reverse-level design places the principal reception rooms on the first floor, making the most of the property's spectacular panoramic outlook.

The ground floor offers five bedrooms, including a generous master bedroom with en-suite facilities. The current owners have also created an additional area of accommodation, providing excellent flexibility for a dependent relative, older child or visiting guests, this space may also offer potential for a separate letting opportunity, creating an additional income stream.

Upstairs, the heart of the home is a superb open-plan living space, complemented by a separate dining room. Both reception areas feature glazed doors opening directly onto the large deck, creating an exceptional setting in which to relax, entertain and enjoy the far-reaching coastal views.

The well-appointed kitchen features a contemporary design, with a cleverly concealed and integrated utility area to the rear, incorporating a convenient WC.

The grounds and gardens are a particular delight, extending to approximately half an acre and enjoying a spectacular coastal outlook. The gardens extend towards the cliff and benefit from direct access onto the South West Coast Path, providing an exceptional connection with the surrounding coastal landscape.



Cadgwith has its origins in medieval times as a collection of fish cellars in a sheltered south east facing coastal valley with a shingle cove. Fishing subsidised local farmers' livelihoods. From the 16th Century the village became inhabited with fishing as the main occupation. Subsequently houses, lofts, capstan houses and cellars, constructed of local stone or cob walls and thatched or slated roofs, were built along the beach and up the sides of the valley leading to Cadgwith's characteristic Cornish fishing village appearance. In recent times a very small Anglican Church was built dedicated to St Mary. Today Cadgwith functions as a small fishing cove with fishermen seen bringing in their haul and working on their boats. Also the Cove has an extremely popular public house which is home to the famous Cadgwith Singers, who are well known for their repertoire of traditional folk songs. For day to day needs the close by village of Ruan Minor boasts an active community with many clubs, societies and organisations, primary school, local store/post office, Anglican Church, Methodist Chapel and doctor's surgery. Cadgwith Cove is often used as a filming location such as fisherman's apprentice, Harry Potter and just recently Hercules Pirot.

In the area is the National Trust's picturesque Kynance Cove, the village of The Lizard, which is mainland Britain's most Southerly Point and the stretches of golden sands at Kennack. Comprehensive schooling is available in the nearby village of Mullion, which lies approximately four miles distant, where there is a doctors' surgery, pharmacy and a good selection of shops.

The market town of Helston is approximately ten miles away and includes a good range of amenities having a sports centre with indoor swimming pool and a variety of national shops and supermarkets.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOUBLE FEATURE GLAZED DOOR
With smoked glass side panels to -

ENTRANCE HALLWAY
A fabulous light filled entrance area with high ceilings illuminated by downlighters with large roof windows, slate floors, part wood panelling to the walls and impressive bespoke spiral staircase leading to the first floor and useful coats cupboard. Doors to -

MASTER BEDROOM 18'7" x 10'4" (5.68 x 3.17)
A superb dual-aspect room, enjoying fabulous views along the coastline and out to sea towards the Lloyds Signal Station and Lizard Lifeboat Station, whilst also overlooking the village. A window and glazed doors maximise the outlook and fill the room with natural light, further enhanced by a roof light. A mirrored-door built-in wardrobe provides extensive hanging and storage space. Door to:

EN SUITE BATHROOM
Beautifully appointed, the bathroom features a freestanding bath with mixer tap and shower wand, together with a large glazed shower enclosure fitted with a rainforest shower head and separate body wand. The shower is complemented by a stylish stone-effect, easy-clean splashback.

A contemporary wash hand basin is set into a vanity unit with useful storage beneath, complemented by a feature stone-effect splashback and an innovative tap with mood-effect lighting as the water flows. There is also a dual-flush WC, wood-effect flooring and a series of recessed downlighters completing this stylish and luxurious space.









BEDROOM FOUR/STUDY
With a window to the front aspect enjoying a lovely coastal outlook, together with a roof window providing additional natural light. The room benefits from built-in storage cupboards, attractive wood-effect flooring and a door leading to a generous storage cupboard.

The owners advise that plumbing has been installed behind the walls, offering the potential, subject to the necessary works and consents, to create an en-suite shower room for this bedroom.

BEDROOM THREE 12'1" x 9'7" (3.7 x 2.94)
With window to side aspect, lit by a series of downlighters and a door to:

EN SUITE SHOWER ROOM
Cleverly designed as a Jack-and-Jill bathroom, this room serves both the adjoining bedroom and Bedroom Two. The suite comprises a walk-in glazed shower enclosure, a wash hand basin set into a vanity unit with tiled splashback, and a dual-flush WC. There is attractive wood-effect laminate flooring, a window to the side aspect and an immersion heater discreetly housed within a cupboard. A series of recessed downlighters provides illumination, with a door leading back to:

BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)
With built-in wardrobe with mirrored door and the room is lit by a series of downlighters and this room has a further door back to the entrance hallway.

From bedroom two there is a part glazed door back to:

REAR ENTRANCE AREA
With tiled effect flooring and a door to:

FURTHER ACCOMMODATION
This particularly versatile part of the property has been left as a blank canvas for its future owner, offering considerable flexibility and potential. It could be ideally suited for use as an annexe for a dependent relative or teenager, or, s, could be adapted to provide a holiday let alongside the main accommodation, creating the potential for an additional income stream.

ENTRANCE HALLWAY
With high ceilings, large storage cupboard with coat hanging space, doors to:

BEDROOM ONE 16'11" x 8'0" (5.18 x 2.44)
With a window to the side aspect.

BEDROOM TWO 11'4" x 10'2" (3.46 x 3.11)
With a window to the side aspect.

LIVING AREA 18'6" x 10'1" (5.65 x 3.08)
With two windows to the side aspect and glazed French doors, this room enjoys a fabulous coastal outlook and an abundance of natural light. A series of recessed downlighters provides additional illumination.

SHOWER ROOM
Featuring a glazed walk-in shower enclosure with an easy-clean splashback, rainforest shower head and separate body wand. Twin wash hand basins are set into a stylish vanity unit with useful drawer storage beneath, complemented by a large mirror above. There is also a dual-flush WC, while a series of recessed downlighters provides contemporary illumination.

FIRST FLOOR

OPEN PLAN LIVING SPACE

A fabulous, light-filled open-plan living space enjoying superb coastal and countryside views across the village, taking in the Lizard Lifeboat Station and Lloyds Signal Station in the distance, with far-reaching views out to sea. This is a wonderful space in which to sit back and while away many hours watching the fishing boats come and go and the marine traffic passing along the coast.

The kitchen is beautifully appointed with a range of pale blue fitted units, complemented by granite worktops incorporating a touch-control induction hob with integrated extractor and a one-and-a-half-bowl sink and drainer with mixer tap. Integrated appliances include a fridge/freezer, double oven and dishwasher.

A peninsula unit, again finished with black granite worktops, provides a breakfast bar and incorporates extensive storage cupboards, together with two useful pull-out larder units. Cleverly concealed within the kitchen are two doors which open into a well-equipped utility area. This provides a further one-and-a-half-bowl sink and drainer with mixer tap, attractive worktops and splashbacks, storage cupboards and designated spaces for a washing machine, tumble dryer and additional fridge/freezer. There is also a wash hand basin set into a vanity unit and a dual-flush WC.

At the living end of the room, an impressive wood-burning stove sits on a slate hearth, creating an inviting focal point, while attractive wood-effect flooring runs through the main living space.

The room is beautifully lit by a combination of recessed downlighters and pendant lighting, with four windows complemented by glazed doors and matching glazed side panels opening directly onto the deck.

The deck provides a superb outdoor entertaining space, enclosed by elegant glass and stainless-steel balustrading. From here, the magnificent coastal and sea views can be enjoyed to their fullest, creating an exceptional setting for outdoor dining, entertaining or simply relaxing and taking in the ever-changing coastal panorama.

From the living space bifold doors lead out onto the:

DINING ROOM 18'5" x 11'10" (5.63 x 3.61)

A triple aspect room with views back over the National Trust fields and a sliding door again leads out onto the deck all of which again enjoys the fabulous views.

OUTSIDE

To the front of the property there is parking for a number of vehicles, together with two useful storage sheds. The extensive grounds and gardens extend to approximately half an acre and incorporate a generous lawned area enclosed by established hedging and fencing. The gardens gently lead down towards the cliff, where a gate provides direct access onto the South West Coast Path.

From the gardens, a truly inspiring outlook unfolds, with magnificent views along the coastline, out across the sea and back towards the picturesque village of Cadgwith. This exceptional setting provides a wonderful connection with the surrounding Cornish landscape , nature and coastline.

There is an array of solar panels on the land.

SERVICES/UTILITIES

Mains water, electricity, private drainage.













AGENTS NOTE ONE

We are advised that works and extensions to the property have been completed with building regulation approval. The owners advise us that the completion certificate is still to be arranged at the time of writing.

AGENTS NOTE TWO

The owners inform us that the property enjoys an unrestricted right of access via the driveway from the road to the cattle grid. They also inform us that maintenance of the lane when required is shared between this property and two other properties and the National Trust.

AGENTS NOTE THREE

We are advised by the vendors that there is the great potential of purchasing some extra land adjacent to the property by separate negotiation further details available on request.

WHAT3WORDS

majority.flank.conceals

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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 E.

DATE DETAILS PREPARED.

11th September 2026.

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.



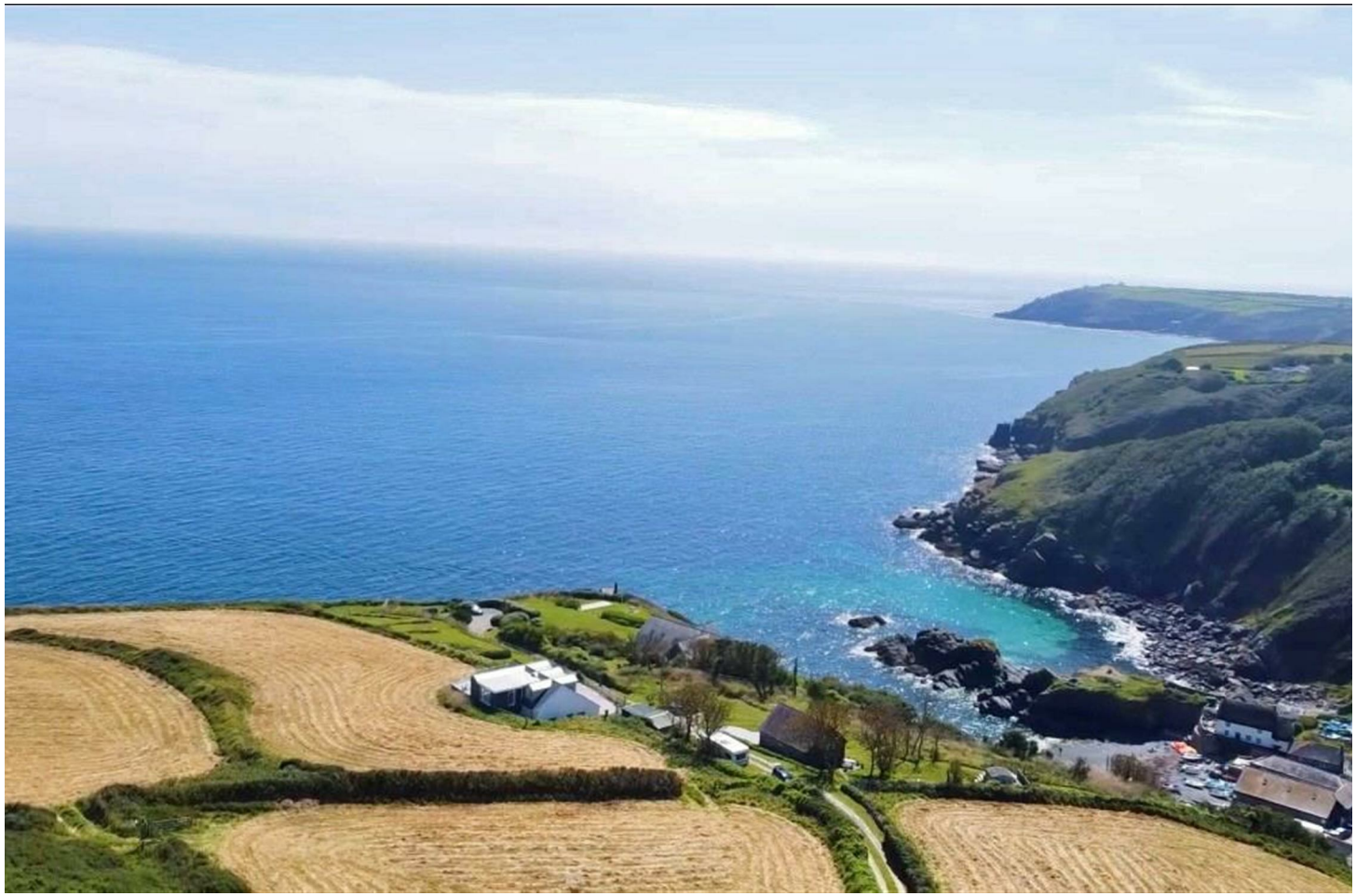

CAPTAIN'S











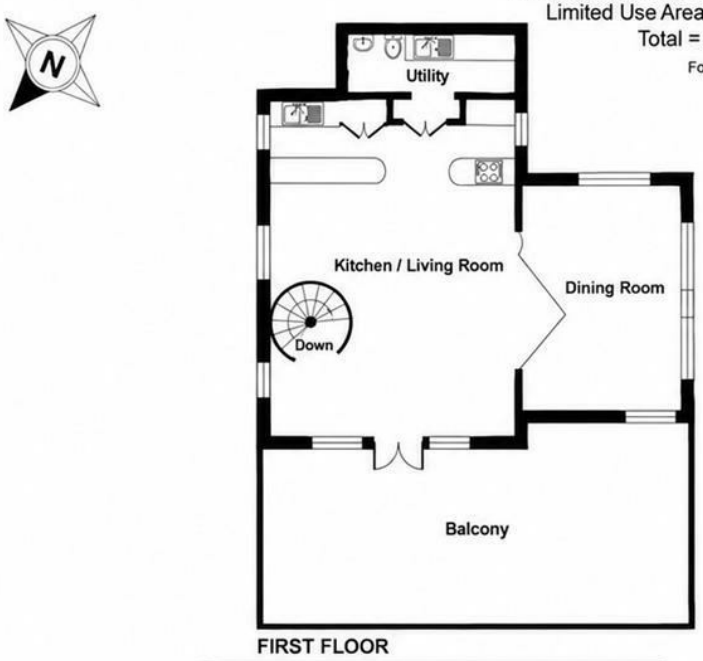




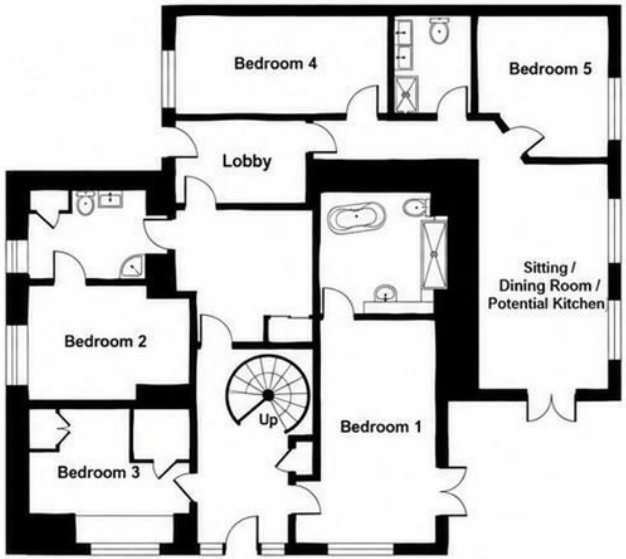
Bodrigy Lodge, Cadgwith, Helston

Approximate Area = 2444 sq ft / 227 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Total = 2475 sq ft / 229.8 sq m
For identification only - Not to scale

Denotes restricted head height

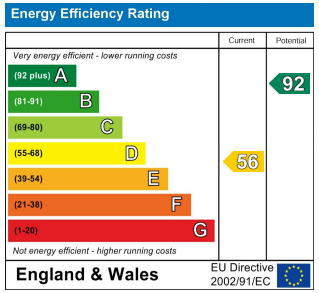


FIRST FLOOR



GROUND FLOOR

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of eachof them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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