



Mengarth



# Mengarth

Cadgwith Cove, Helston, Cornwall, TR12 7JY

Coverack 8 miles, Helford River 9 miles, Kynance Cove 2 miles,  
Lizard Point 2 miles

A handsome, charming coastal home with uninterrupted sea and rural views, offering flexibility and development potential in the highly sought-after fishing village of Cadgwith Cove.

- Charming Coastal Family Home
- 4 Double Bedrooms (1x En-suite)
- 3 Bathrooms
- Garage
- Terraced Gardens
- Freehold
- Successful Holiday Let
- Off Road Parking (2x Vehicles)
- Sauna
- Council Tax Band G

Guide Price £995,000

## SITUATION

The Lizard Peninsula, England's southernmost point, designated as an Area of Outstanding Natural Beauty, remains largely unspoiled, with much of its land owned by the National Trust. Secret coves, clifftop walks, the Devil's Frying Pan and the stunning Kynance Cove are all within walking distance.

Nestled on the South West Coastal Path, Cadgwith is a stunning and historic coastal village known for its picturesque mix of thatched hillside cottages, fishermen's netting lofts, and breath-taking sea views.

Cadgwith is centred around a charming cove and vibrant village community. Here, local fishing boats are still winched up and launched, the nearby pub enjoys weekly sea shanties and folk music, creating a timeless ambiance that has featured in various popular television series and films. With its rich history of smuggling and shipwrecks, Cadgwith has preserved its historic charm. No need to get in a car: Mengarth is 70 metres from two beaches, village shops, and a welcoming 18th century pub. Excellent schooling nearby.

## THE PROPERTY

This expansive and beautifully balanced residence features striking stone-fronted elevations nestled into the hillside, offering sweeping, far-reaching views.

Thoughtfully designed across two levels, the layout maximizes natural light, scenic outlooks, and flexible living spaces. Upon entry, a grand, high-vaulted reception and gallery greet you, showcasing a striking flagstone and carpeted floor, impressive granite walls, and a handsome wooden staircase leading to the upper level.



The ground floor hosts a spacious master bedroom with an en-suite shower, alongside two additional well-sized bedrooms—one of which enjoys captivating views toward the sea and cove.

A generous family bathroom includes a built-in sauna, ideal for unwinding after beach days or countryside adventures.

Versatile spaces like a study and utility room provide options for a home office or practical storage, previously used for holiday letting purposes.

A rear hallway connects to the integral garage, offering exciting potential for conversion into additional living space or a studio, subject to the necessary permissions.

Upstairs, a stunning triple-aspect sitting room takes full advantage of the breathtaking coastal views, featuring traditional charm with a Minster stone fireplace, inset wood-burning stove, wood-strip flooring, and double doors opening onto a sun-drenched terrace.

Adjacent lies a newly fitted bespoke kitchen, well-equipped with a range of built-in units and luxurious granite worktops, also providing access to the sun terrace.

The warm and inviting dining room boasts a vaulted gallery feel, exposed ceiling beams, and timber flooring—perfect for both relaxed and formal dining. This level also includes a generously sized additional bedroom with its own access to the rear gardens, as well as a stylishly appointed family bathroom. Mengarth has successfully served as both a cherished family home and a popular holiday let, offering the perfect blend of comfort, character, and coastal charm.

#### **OUTSIDE**

To the rear of the property lies a generous private garden, beautifully terraced into the hillside to take full advantage of the elevated position. From here, you'll enjoy sweeping views over the cove and out to sea. The garden is thoughtfully landscaped with established lawns, mature trees, and a variety of shrubs, creating several peaceful, secluded spots ideal for relaxation or outdoor entertaining.

To the side, a spacious sun terrace links seamlessly with the living room and kitchen through elegant French doors, offering the perfect setting for alfresco dining or enjoying the coastal breeze.

At the front, the property is framed by an expansive lawn and provides off-road parking for two vehicles, with direct access to the integral garage.

#### **SERVICES**

Mains Water, Electricity, and Drainage. Oil Fired Boiler /central heating. Standard Internet available (Ofcom), O2 & Vodaphone Reception Limited (Ofcom)

#### **AGENTS NOTE**

Please note Completion can not take place prior to Oct 1st 2025 due to the property being holiday let.

#### **VIEWINGS**

Strictly by appointment by Stags West Cornwall - 01736 223222

#### **DIRECTIONS**

From Helston follow the A3083 toward the Lizard Village. A short distance after the hamlet of Ruan Major take the left hand turn signed Cadgwith. Upon entering Cadgwith, the road drops down to the cove and Mengarth will be evident on your right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2051 sq ft / 190.5 sq m (excludes void)  
 Garage = 185 sq ft / 17.2 sq m  
 Total = 2236 sq ft / 207.7 sq m  
 For identification only - Not to scale

**Ground Floor**                      **First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Stags. REF: 1184699



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	55	
(21-38)	F		
(1-20)	G		72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222