



Corgerrick Cottage



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Ruan Minor, Helston, Cornwall, TR12 7LU

Kennack Sands 0.8 miles - Ruan Minor 1.0 – Mullion 4.6 miles

A charming, detached stone cottage with generous landscaped gardens, garage, parking, countryside views and distant sea glimpses, situated less than a mile from Kennack Sands.

- Well-presented character property
- 3 Bedrooms
- Just under half an acre of stunning gardens
- Magnificent coastal and countryside views
- Solar Panels
- Open plan kitchen/dining room
- Off road parking and Garage
- No Onward Chain
- Freehold
- Council Tax Band E

Guide Price £595,000

SITUATION

The property occupies a rural, yet accessible position near the village of Ruan Minor on The Lizard Peninsula and is just under a mile from the popular and stunning beach of Kennack Sands.

The Lizard Peninsula is the most southerly point of mainland Britain, jutting out into the sea where the Atlantic Ocean and English Channel meet. An Area of Outstanding Natural Beauty, The Lizard is characterised by magnificent sandy beaches, towering cliffs and fishing villages boasting some of the most scenic coastline in the country. The nearby coastline provides outstanding walking and leisure opportunities, including access to the South West Coastal Path, whilst the market town of Helston lies to the north, offering a broader range of shopping and commercial facilities. The area is well placed for access to many of Cornwall's most celebrated beaches and coves.

DESCRIPTION

An entrance porch opens into a welcoming reception hall with a light filled staircase rising to the first floor. The generously proportioned triple-aspect sitting room is centered around an attractive fireplace with a stone surround, housing a Morso wood-burning stove and creating an inviting principal reception room, whilst the adjoining conservatory enjoys delightful views over the gardens and surrounding countryside, with direct access outside.



The dining room provides an excellent space for both everyday living and entertaining and opens naturally into the spacious kitchen, which is fitted with a range of timber-fronted wall and base units with generous work surfaces, a stainless-steel sink, a large understairs storage cupboard and ample space for freestanding appliances with garden views and direct access to the garden. There is additional work surfaces and storage in the central utility area. Completing the ground floor is a useful cloakroom fitted with a WC and wash hand basin.

To the first floor, the light filled landing provides access to three well-proportioned bedrooms, the principal enjoying a triple aspect with far-reaching countryside and coastal views with distant sea glimpses, and built in storage. The remaining bedrooms also benefit from attractive rural outlooks towards the coast. A spacious family bathroom is fitted with a bath with shower over, wash hand basin, WC and a generous built-in storage cupboards.

OUTSIDE

The property occupies a particularly generous plot with attractive wraparound gardens, predominantly laid to lawn and are complemented by an established selection of mature shrubs, flowers and trees, providing an abundance of colour all year round and creating an attractive setting with several seating areas enjoying views over the surrounding countryside.

The current owner has complimented the striking natural rockery with a wide range of exotic plants, giving the garden a tropical feel.

There are two vegetable gardens, one walled with productive raised beds and a separate area with fruit trees and bushes, a greenhouse and a large timber shed/workshop.

A detached garage with windows provides useful storage together with workshop potential. Adjacent is a parking area for two to three cars, together with a tall cedar shed to the rear of the garage providing further storage.

The grounds offer an excellent degree of privacy together with ample space for gardening, family enjoyment or further landscaping, subject to any necessary consents.

SERVICES

Mains electricity and solar panels, mains water and a private well (which isn't currently connected), private drainage via a septic tank.

Internet: Standard and Superfast (Ofcom).

Phone signal: Outdoor and In-home available (Ofcom).

Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///lighten.teacher.comply



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.



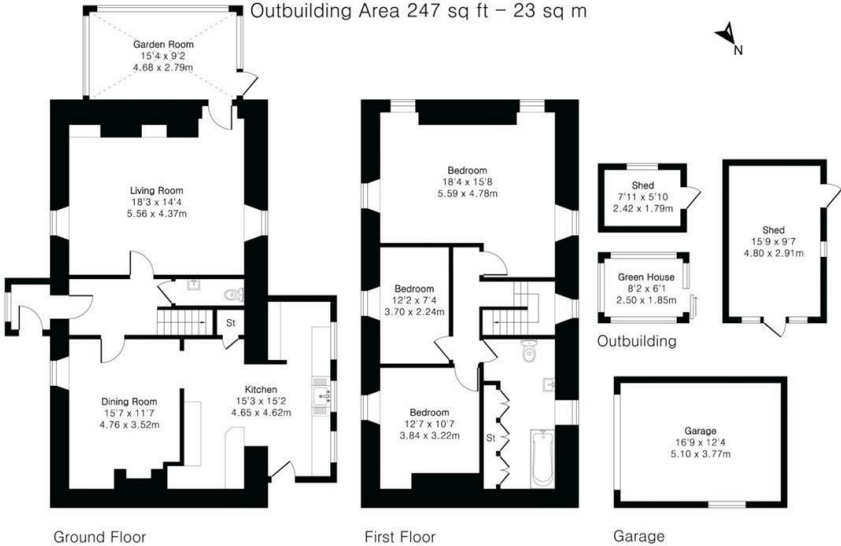
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Approximate Gross Internal Area 1763 sq ft - 164 sq m
(Excluding Garage & Outbuilding)**
Ground Floor Area 1071 sq ft - 100 sq m
First Floor Area 692 sq ft - 64 sq m
Garage Area 207 sq ft - 19 sq m
Outbuilding Area 247 sq ft - 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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