



'Kinsale', Cadgwith, Helston.

Guide £450,000

A superb character detached thatched cottage in the heart of this small waterside village run as a successful holiday let with parking.

- Three bedrooms – one ensuite
- Sitting & dining room
- Sea views from 2 rear sun terraces
- Many charming character features
- Very high occupancy
- Fantastic position with further parking available

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Kinsale Coverack TR12 7JY

The Area

Cagwith is a very small pretty Cornish village situated South of the picturesque sailing waters of the Helford River immortalised by the famous author Daphne du Maurier in her famous novel 'Frenchmans Creek'. The village has a true 'olde Cornwall' feel with its stunning scenery and pretty thatched cottages and white washed walls and very is popular with discerning tourists who visit all through the year and who enjoy the soft rolling surrounding countryside, sandy beaches and creeks which are ideal for sightseeing and walking. Local services here are on hand with a traditional local pub and a restaurant. Kennack sands beach is approximately 1 ¼ mile away.

The market town of Helston offers a wide range of shopping and commercial facilities – about 10 miles. This is also a perfect base to explore the beaches and coves of the Lizard peninsula.

The Property

This super detached cottage has been a successful holiday let over recent years and is booked nearly for the whole year! Located within a few seconds walk from the beach and pub this is a great place for a restful break or alternatively a super base from which to explore this beautiful part of Cornwall. The cottage has many charming character features including a large inglenook fireplace with multi burner, beamed ceilings, large slate flagged floors and exposed stone elevations. There is a separate dining room and sitting room with fitted kitchen and utility/wc with three good size bedrooms and modern family bathroom on the first floor. Outside there is a small parking space to front and a side store room which could provide further accommodation (sub to pp) and steps from the rear courtyard lead up a lovely sun terrace with chairs and table providing a magnificent sunny alfresco dining and seating area taking in the gorgeous sea views.

The Accommodation

Entrance Hall

Slate flagged floor, pretty stained glass panel, stairs to first floor, open to:

Dining room 13'6 x 9'2

Leaded picture window to front with window seat, window to rear, exposed stone elevations, display alcove, fireplace (blocked) with electric fire, tiled floor, radiator, table to seat 6 people, beamed ceiling, door from hall to:

Sitting room 14'1 max into fireplace x 13'7

Superb character room with very large inglenook fireplace and multi fuel burner on a stone hearth, beamed ceiling, leaded window to front, views over village, store cupboard under stairs, radiator, exposed stone elevations, open through to:

Kitchen 10'2 x 9'5

Range of cream base units and light granite effect roll top work surfaces, single drainer sink, electric cooker

and extractor over, dishwasher, heated towel rail, tiled floor, stable door to front porch, hall through to:

Utility 7'7 x 6'2

Fridge, tiled floor, door to wc with hand wash basin, radiator, door to rear courtyard.

First floor Landing – carpeted, multi pane window to rear, radiator, doors to:

Bedroom 1 13'11 x 9'9

Triple aspect room with a lovely light and airy feel, window to front, side and part glazed stable door to rear, sea views to the side, views to the sea and harbour to the front, carpeted, radiator, door leads to rear courtyard gardens and rear sun terrace.

Bedroom 2 11 x 10'5

Wooden flooring, leaded window to front aspect with shutters, small built in wardrobe, radiator.

Bedroom 3 13'9 x 9'4

Leaded window to front, views over village, shelved cupboard, door to **Ensuite shower/wc** – shower cubicle, hand wash basin, shaver point and light.

Family bathroom 9'11 x 6'5

Modern white suite comprising panelled bath with shower attachment, wc wash basin, tiled floor, heated towel rail, window to rear, small window to side, linen cupboard, 2 large wall mirrors, inset ceiling lights.

Outside

Small **parking space** for one car at the front, sun terrace to front with views to the harbour/cove, side **store shed** which could be utilised as extra accommodation subject to planning permission. Gate leading to side path which leads to rear courtyard, small shed with washing machine and dryer. Steps up to path – further steps lead up to 2 gravelled **sun terraces** with low stone hedges to rear – these two sun terraces have superb sea views and a very pleasing outlook over the village – ideal for lazy sunny days or Alfresco eating.

There is a further **parking area** further up the hill on the Southern side of the village about quarter mile up the hill which is level and gravelled with **space for 2 cars**.

Services – main water, drainage, electricity, telephone sub to connection, oil fired heating & hot water.

Viewing strictly by appointment on changeover day.



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