Man O' War Cadgwith, TR12 7JU

£895,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Man O' War

- FOUR BEDROOM DETACHED COTTAGE
- GRADE II LISTED PROPERTY
- SCINTILLATING VIEWS ACROSS THE COVE TO THE COASTLINE BEYOND
- WEALTH OF PERIOD FEATURES
- FABULOUS AGA AND STRIKING WOOD BURNING STOVE
- OFF ROAD PARKING FOR A NUMBER OF VEHICLES
- GARDENS AND SUN DECK
- FREEHOLD
- EPC F27
- COUNCIL TAX E

Standing proudly over the iconic fishing village of Cadgwith, is this handsome four bedroom detached Grade II listed cottage which enjoys scintillating views across the cove to the rugged Lizard coastline beyond. Reputedly dating back to circa 1780 this double fronted stone cottage enjoys a southerly aspect and is enviably located in a 'traffic free' location enabling one to relax and become fully immersed in the sights and sounds of the cove.

Recently featured on 'BBC Countryfile', Cadgwith is a delightful and timeless fishing cove which has a vibrant community all year round.

Inside, the cottage is flooded with natural light, revealing a wealth of period characters including latched doors, beamed ceilings, window seats and decorative fireplaces. The heart of the home is the beautifully crafted, open plan kitchen/dining area and sitting room where a bespoke kitchen, a fabulous Aga, and a striking wood burning stove create a wonderfully cosy cottage atmosphere.

Enjoying a delightful approach along the South West Coast Path, the cottage has the rare benefit of off road parking for a number of vehicles - a real bonus with parking in the cove generally being at such a premium.

WURLITZER
STEREOPHONIC
ASH

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.

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.

Outside are well tended gardens with a highlight being the terraced sun deck that has enviable panoramic sea views along the Lizard coastline to Lloyds Signal Station in the distance. This marvellous vantage point offers a front row seat to the ever changing Cornish seascape, complete with a feature wall and built in seating for lingering in the sunshine. With a sunny outlook throughout, a privileged position overlooking one of Cornwall's most picturesque coves, this is a coastal retreat that blends heritage, charm, and breathtaking scenery in perfect harmony.

The accommodation in brief comprises an open plan kitchen / dining room / sitting room, a cloakroom, utility room, shower room, four bedrooms and a family bathroom.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up to

STORM PORCH
With pitched roof, attractive local stonework, courtesy light, outside power and stable door to

OPEN PLAN KITCHEN/DINING AREA/SITTING ROOM 29'1 (narrowing to 25') x 16' (8.86m (narrowing to 7.62m) x 4.88m)
A light filled and welcoming triple aspect open plan living space with beamed ceilings and terracotta floor tiling.

KITCHEN/DINING AREA

Comprising a contemporary fitted kitchen with solid oak working top surfaces and matching up-stands incorporating a Belfast sink with inset drainer and Swan's neck mixer tap over and bespoke cabinetry including a range of base cupboards and drawers under. Spaces are provided for an electric 'range style' Aga (see Agents Note Two) and a free-standing Fridge / Freezer, whilst there is an integrated dishwasher. There is a fabulous decorative fireplace with a stunning timber mantle, a spotlighting arrangement, an under stairs cupboard, a window to the side aspect and a window with a window seat to the front aspect enjoying a fine outlook to Cadgwith Cove. Door to inner hallway.

SITTING ROOM

A light filled room with a beautiful fireplace with surround and slate hearth, housing a wood burning stove and providing a lovely focal point for the room. This is complemented by bespoke alcove shelving and a display shelf with television unit and cupboard under. There is a spotlighting arrangement, a window to the front aspect with a window seat and an impressive coastal outlook. Door to side pathway and opening to staircase.

INNER HALLWAY 13'9" in length (4.19m in length)

With a part glazed door to the side courtyard garden, terracotta floor tiling, a cast iron electric radiator and doors off to the cloakroom, utility room, shower room and the open plan kitchen/dining room/sitting room.

CLOAKROOM

With a low-level w.c, pedestal wash hand basin, cast iron radiator, a terracotta tiled floor, storage cupboard housing the electric consumer unit, coat hanging rail and a window to the side aspect.

UTILITY ROOM

A useful and practical area with space for an upright fridge freezer, washing machine and tumble dryer. Terracotta tiled flooring and storage shelf

SHOWER ROOM

Having a part vaulted ceiling with twin skylights and a window to the side aspect. There is a walk in shower cubicle with an electric shower, terracotta floor tiling, a Butler sink with granite cill and a bespoke storage cupboard with shelving.

FIRST FLOOR

A staircase rises and turns to a half landing and on to the first floor.

LANDING

With cast iron electric radiator and doors off to the family bathroom and all four bedrooms.

BEDROOM ONE (MASTER) 13'6" x 10'6" (4.11m x 3.20m)

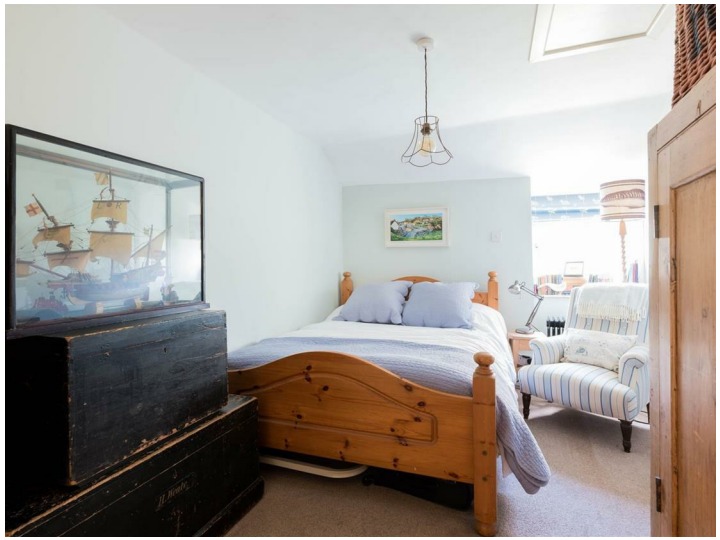
A comfortable double bedroom with a decorative fireplace with cast iron surround and slate hearth, attractive wooden flooring, cast iron electric radiator, bespoke built in wardrobes with hanging rail and shelving and a window with a window seat to the front aspect enjoying a stunning marine outlook across the cove and beyond.

BEDROOM TWO 10'2" x 10'1" (3.10m x 3.07m)

Double bedroom with striking decorative fireplace with cast iron surround and slate half, wood flooring, transom and window with window seat enjoying fabulous views across the cove to the coastline beyond.

BEDROOM THREE 13'9" x 8'4" (plus window recess) (4.19m x 2.54m (plus window recess))

Double bedroom with loft hatch to roof space and window to side aspect.



BEDROOM FOUR 11'9" x 5'5" (inc built-in cupboard) (3.58m x 1.65m (inc built-in cupboard))

Having a built-in cupboard with a hanging rail, a loft hatch to the roof space and a window with window seat to the side aspect.

BATHROOM

With a white fitted suite comprising a low level w.c with vanity cupboard and shelf over, an inset wash hand basin with toiletries cupboard under and a panelled bath with curved shower screen and an electric shower. There is partial tiling to the walls, a downflow heater, an airing cupboard housing the immersion cylinder, inset spotlights, tiling to the floor, feature mirror with side cupboards and a window to the side aspect.

OUTSIDE

A few moments from the cottage is the parking area which provides off road parking for a number of vehicles. The front garden is neatly enclosed with attractive stone walling, a well tended lawn and mature borders to the side with an array of specimen plants and trees. A stone chipped pathway runs along the front and to both sides of the cottage affording access to both the courtyard garden and outside stores as well as the sheltered, side patio garden, which enjoys good degrees of privacy. The pathway winds around to reveal a magnificent coastal scene and leads up to the beautifully located sun deck which enjoys elevated panoramic sea views and a southerly aspect. A feature wall with seating would seem a perfect place in which to sit out and relax, whilst an adjacent former Piggery provides open storage but could be adapted and enhanced if required (see Agents Note One).

STORE/REAR STORE

Very useful storage areas with power and light, a pitched roof, a courtesy light and an adjacent log store and outside tap.

SERVICES

Mains water, electricity and drainage.

FLOOD RISK

Rivers and Sea - Very Low
Surface Water - Very Low

AGENTS NOTE ONE

We are advised that our clients secured planning permission (Ref PA20/02800) to adapt and enhance the existing Piggery building but have not implemented the same. At that time our clients had conversations with planning officials about the possibility of creating an oak framed garage with a room over in a 'boat house style' within their parking area. Our owners understanding was that such an application (if submitted) would have reasonable prospects of success.

AGENTS NOTE TWO

Our owners have indicated that the Electric Aga may be available to purchase by separate negotiation together with the electric radiators.

COUNCIL TAX

Council Tax Band E

WHAT3WORDS

laminate.learning.tickets

GRADE II LISTED

We are advised that this property is Grade II Listed.

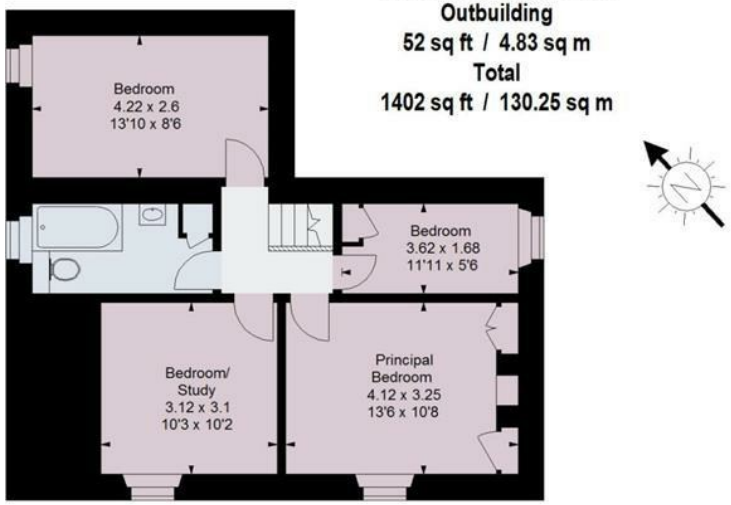
CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

Man-O-War Cottage, TR12

Approximate gross internal area

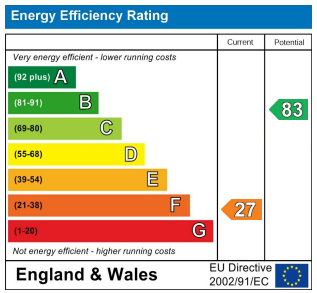
1350 sq ft / 125.42 sq m
Outbuilding
52 sq ft / 4.83 sq m
Total
1402 sq ft / 130.25 sq m



First Floor

Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



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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.

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