

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom detached property enjoying a lovely coastal and rural outlook over the top of the village of Cadgwith and out to sea.



Situated on the edge of Ruan Minor, Penreenes benefits from oil fired central heating and double glazing. It sits on a generous plot approaching approximately half an acre with lovely mature gardens and grounds from where a great coastal outlook can be enjoyed.

The accommodation comprises in brief, on the ground floor, an entrance hallway, lounge and kitchen/diner both of which enjoy the far reaching views. There is also a bedroom, utility room and shower room. On the first floor there are two bedrooms and a shower room. To the outside a gated driveway with parking leads to the attached garage. The generous gardens are a real feature of the property and wrap themselves around the sides and front. They are mature with many plants, trees and shrubs and enjoy spectacular coastal and rural views.

Ruan Minor boasts many clubs, societies and organisations along with an excellent primary school, general stores/post office, doctors' surgery, Anglican Church and Methodist Chapel. A short distance away is the picturesque fishing cove of Cadgwith where thatched cottages clustered around the cove. It is regarded as one of the most attractive coves in mainland Britain. Today Cadgwith functions as a small fishing cove with fishermen seen bringing in their haul and working on their boats. 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE HALLWAY

Having a window to the rear aspect and an understairs storage cupboard. With doors to

LOUNGE 4.27M 0.91M X 4.27M (14' 3" X 14')

Having a window to the front aspect enjoying a spectacular coastal and rural view, there is a fireplace with mantel over and marble effect hearth.

KITCHEN/DINER

KITCHEN AREA 5.92M X 2.79M (19'5" X 9'2")

Having a wood effect fitted kitchen with granite effect worktops that incorporate a one and a half bowl sink drainer with mixer tap, hob with tiled splashbacks. There are a mixture of cupboards and drawers under with wall cupboards over, a built in oven and space for a fridge. There are windows to the side and front aspect, the latter of which enjoys a lovely coastal outlook. There is a built in cupboard and sliding glazed patio doors that lead out onto the patio.

DINING AREA 5.92M X 2.74M (19'5" X 9')

Having a window to the front aspect again enjoying the views. There is a fireplace with surround and marble effect hearth.

BEDROOM THREE 3.66M X 3.56M (12' X 11'8")

A dual aspect room with windows that enjoy the view and built in wardrobes.

SHOWER ROOM 2.34M X 1.70M (7'8" X 5'7")

Having walk in shower cubicle with electric shower, pedestal wash hand basin, close coupled w.c., and a window.

UTILITY ROOM 3.89M X 2.44M (12'9" X 8')

Having plumbing for a washing machine with windows and a door to the side aspect.

FIRST FLOOR

LANDING

With a walk in wardrobe area with doors to

BEDROOM TWO 3.66M X 3.20M (12' X 10'6")

Having built in wardrobes and a window to the side aspect.

MASTER BEDROOM 5.56M X 4.27M (MAXIMUM MEASUREMENTS) (18'3" X 14' (MAXIMUM MEASUREMENTS))

A dual aspect room with spectacular views.

SHOWER ROOM

Ceiling to floor tiling, shower cubicle with electric shower over, pedestal wash hand basin, close coupled w.c., heated towel rail.

OUTSIDE

A gated driveway leads to the parking area with room for several vehicles and leads to the attached

GARAGE

Having up and over door, power, light and a window.

The generous and level gardens wrap themselves around the side and front of the property. There are beds that house many mature plants, trees and shrubs with hedging that gives good degrees of privacy. The southerly views from the garden look out across the fishing village of Cadgwith with the sea beyond. There is also a lovely rural outlook over Grade Ruan valley.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From Helston take the main A3083 towards the Lizard. When you reach the turning signposted Ruan Minor follow this road into Ruan Minor. Upon entering the village go past the village school and follow the road around to the right. Proceed past the Spar/Post Office and as the road bears to the left towards Cadgwith continue along here and the property will be found a short distance on the right hand side.

VIEWING

To view this or any other property we are offering for sale simply call the numbers on the reverse.

COUNCIL TAX BAND

Band F

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

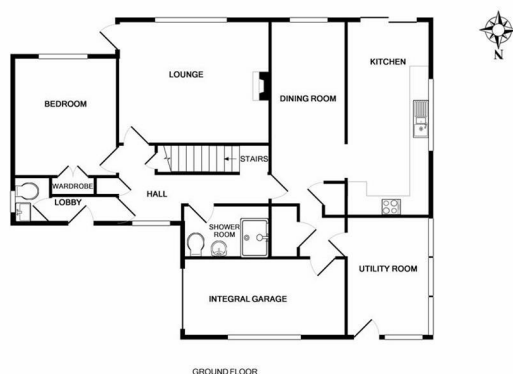
PROOF OF FUNDS - PURCHASERS

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.

DATE DETAILS PREPARED

26th September 2023

PENREENES RUAN MINOR, CORNWALL, TR12 7JT PRICE GUIDE £595,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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