



## Hawthorn Cottage ,, Germoe, TR20 9QX

£675,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Hawthorn Cottage ,

- FOUR BEDROOM DETACHED HOUSE BUILT IN 1994
- TRADITIONAL GRANITE COTTAGE EXTERIOR WITH THE BENEFITS OF MODERN CONSTRUCTION
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING TO GROUND FLOOR
- SPACIOUS OPEN PLAN KITCHEN/DINER
- DOUBLE GLAZED SASH WINDOWS
- EV CHARGING POINT
- FREEHOLD COUNCIL TAX D
- EPC C71

Nestled idyllically within the peaceful village of Germoe, and approximately a mile (as the crow flies) to the beautiful Praa Sands beach, Hawthorn Cottage offers a blend of modern construction with the traditional charm of a Cornish cottage.

This stunning property has four generous bedrooms, two with en-suite bathrooms, a luxurious main bathroom, and a further handy shower/wc off the utility room. The elegant kitchen/diner has limestone flooring, Silestone quartz work surfaces and an island/breakfast bar for informal dining. The welcoming, triple aspect living room with a large fireplace and wood burning stove is tastefully presented and perfect for cosy nights in.

Outside, the cottage features a block paving open ended driveway with ample off road parking, a garage, and an EV charging point. The front garden has mature hedging and stone walling with a pretty, secluded, raised patio area. A side gate leads to a charming, small, wraparound lawned garden with mature trees and shrubs including a magnolia, wisteria, camellias, and of course a Hawthorn tree.

The well regarded village of Germoe is in a designated conservation area within a World Heritage site with a primary school and a church with a rich history dating back to medieval times. The surrounding area offers stunning scenery for walking and easy access to nearby Praa Sands famous for its sandy beach and cafes. Lying just outside the village is the A394 which is the main road to Penzance or Helston with the fantastic Mounts Bay coastline just a 10 minute drive away. There is also a convenient Spar shop and garage a short walk from the village.







The accommodation in brief comprises, on the ground floor, an entrance porch, entrance hallway, lounge, kitchen / dining room, utility room and a shower room. Upstairs there are four bedrooms (two en-suite) and a family bathroom. The property benefits from double glazing, Air Source heating and private drainage.

#### THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

##### Steps up and door to

##### ENTRANCE PORCH

A dual aspect room with white floor tiling, recessed spotlight and windows to each side. Obscure glazed door and side panels to

##### ENTRANCE HALL

Of generous proportions with engineered oak flooring, recessed spotlighting, sash window to front aspect, and a large coat cupboard with hanging rail and shelving. Doors to kitchen/dining room and door to

##### LOUNGE

A lovely light filled triple aspect room featuring a slate hearth and a wooden mantle housing a wood burning stove providing a delightful focal point for the room.

##### KITCHEN/DINING ROOM

A fabulous open plan space with limestone flooring and attractive recessed lighting.

##### KITCHEN AREA

A well equipped and beautifully appointed fitted kitchen with silestone quartz work surfaces and matching up-stands, incorporating a lovely island unit/breakfast bar, a five ring NEFF induction hob, an integrated refuse/recycling bin unit, integrated dishwasher, and a NEFF double electric fan oven, and grill. Space for an American style fridge/freezer. Door to

##### DINING ROOM

With sash window to the rear aspect.

##### UTILITY ROOM

Oak effect work top surfaces incorporating a wash hand basin, a range of cupboards under and tall storage cupboards, the hot water cylinder and air source heat pump controls, and doors to the garden, garage, and shower room/WC. Space is provided for a washing machine and freezer. Door to

##### SHOWER ROOM

Low level WC, hand basin with vanity cupboard under, corner shower cubicle with tiled surround.

From the entrance hall, a white wooden staircase leads to

##### FIRST FLOOR

## LANDING

Generously sized with a pleasant outlook towards Germoe church and loft hatch access. Doors off to the family bathroom and all four bedrooms.

## BEDROOM ONE (EN SUITE)

A light, spacious, dual aspect large double bedroom with recessed spotlighting and a door to

## EN SUITE SHOWER ROOM

Attractively appointed with grey floor tiling and a white suite, a chrome ladder style heated towel rail, a mirrored cabinet, and an extractor fan.

## BEDROOM TWO

A charming smaller double bedroom with a lovely outlook towards the church and grounds.

## BEDROOM THREE

A good sized double bedroom with a pleasant outlook to the rear of the cottage, currently used as a den.

## BEDROOM FOUR (EN SUITE)

Lovely large double bedroom with exposed beams, velux window, sash window to the side, and an opening to a storage space with some built in shelving and a hanging rail. Door to

## EN SUITE SHOWER ROOM

White suite and shower cubicle with tiled surround. There is a chrome ladder style heated towel rail, extractor fan and velux window. Some areas of restricted height.

## BATHROOM

Luxuriously appointed with a double ended freestanding bath with wall mounted taps, wall mounted wash hand basin with curved drawer under, tiled corner shower cubicle, extractor fan, and a large mirrored cabinet.

## OUTSIDE

The cottage is approached over an attractive brick paved open ended driveway which leads on to the garage and external EV charging point.

To the front, stone walling with raised beds host a variety of mature shrubs and plants with steps leading up to a lovely secluded raised patio area. A side gate opens into a small enclosed wrap-around garden laid largely to lawn, enjoying good privacy, with an array of plants and trees including Camelia, Magnolia, Hebe and of course a Hawthorn tree.

## GARAGE

With an electric up and over door, adjacent service door, power and light and window to side aspect.

## SERVICES

Mains electricity and water. Private drainage and sewage treatment plant.





#### AGENTS NOTE ONE

We are advised that the property is situated in the Germoe Conservation Area within a World Heritage Site.

#### AGENTS NOTE TWO

Our owners advise us that successful remediation works were undertaken during 2025 to successfully address mining concerns raised during previous investigations. Further details are available upon request.

#### COUNCIL TAX

Council Tax Band D.

#### WHAT3WORDS

typically.revise.escapes

#### 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.

#### WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

#### ANTI-MONEY LAUNDERING

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

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

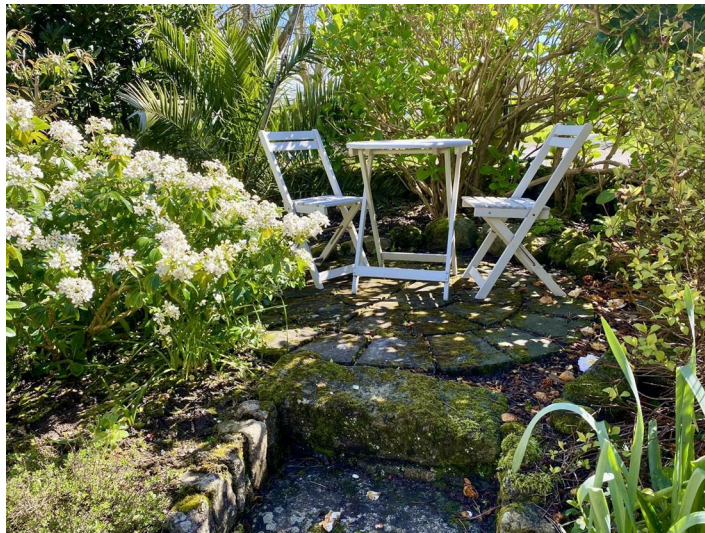
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE - PURCHASERS

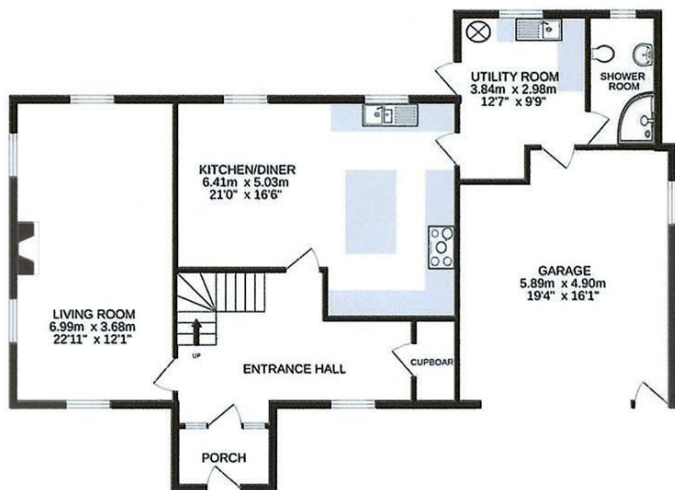
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

21st April 2026.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Christophers Estate Agents

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