



Trevarrack Cottage



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Rosudgeon, Penzance, Cornwall, TR20 9PA

Penzance Praa Sands Porthleven

A spacious and charming well presented semi-detached character cottage in the popular village of Rosudgeon.

- 3 Bedrooms
- Open Plan Sitting/Dining Room
- Conservatory
- Private Garden
- Council Tax Band C
- En-Suite Shower Room
- Utility Room
- Parking
- Outside Storage
- Freehold

Guide Price £435,000

SITUATION

Just inland from the south Cornish coast and sitting between Porthleven and Marazion, Rosudgeon is perfectly placed to access a number of fine beaches with Perranuthnoe and Prussia Cove being the nearest.

Within three miles is the popular village of Marazion, home to St Michael's Mount, sandy beaches and a plethora of restaurants and galleries. A few miles further is the character harbour town of Penzance where there is a wide range of amenities and facilities whilst, to the east, is Helston which also provides the services of a major town.



THE PROPERTY

Trevarrack is a characterful semi-detached cottage in the sought-after village of Rosudgeon that presents to the market a delightful family home.

Off the front courtyard the ground floor accommodation offers an inner hallway, large open plan sitting/dining room with exposed wooden beams and woodburner, modern kitchen with base and eye level units with room for an additional dining table, spacious utility room, and a conservatory that provides access to the mature lawned garden.

The first floor provides a master bedroom with shower en-suite, with characterful vaulted ceilings, family bathroom, and two additional bedrooms.

OUTSIDE

A mature and well proportioned rear garden lined with a mixture of shrubs and trees that provide a good degree of privacy. The property offers a great deal of outside storage from a garden shed to the rear and large carport-style side storage.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

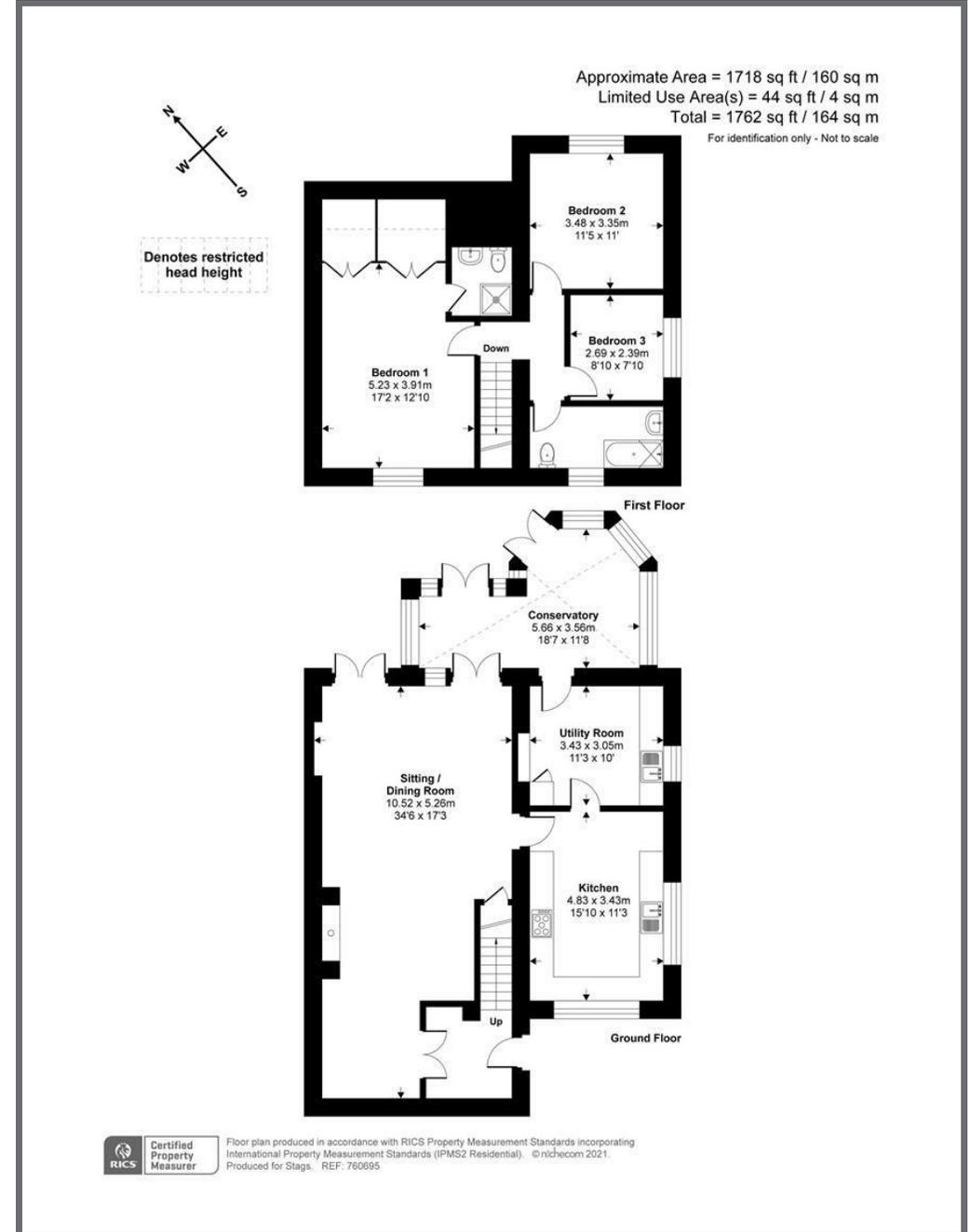
Mains Water, Electric and drainage.

DIRECTIONS

From Helston take the A394. On entering the village of Roseudgeon Trevarrack cottage is found 200ft after the turning for Packet Lane.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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