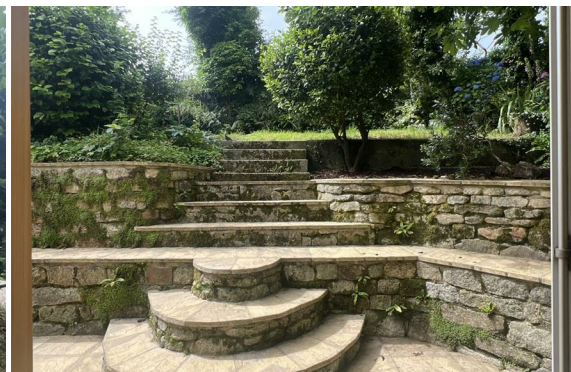




Germoe

Auction Guide £225,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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Rose Cottage Germoe Lane
Germoe
TR20 9QY

Auction Guide £225,000

KEY FEATURES

- Grade II Listed
- Detached granite house
- Picturesque location
- Landscaped gardens
- Carport and 2 outbuildings
- EPC E (48,106)
- 2 reception rooms
- Chain free

DIRECTIONS

From Penzance take the A394 to Helston, at Germoe Crossroads turn left into Germoe Village. Rose Cottage is on the right prior to the church.



Rose Cottage is a delightful Grade II Listed character cottage with landscaped terraced gardens. It has been tastefully modernised maintaining many original features.

The kitchen is well appointed with modern appliances and an AGA, sharing the ground floor open plan with the lounge. Stairs lead up to the 2 bedrooms and down to the sunroom with french doors to the garden. The two detached outbuildings offer a utility space and workshop behind the car port.

This is a freehold property with mains electric water and drainage, heated via electric heaters and an MVHR system. (Mechanical Ventilation with Heat Recovery). Windows are wooden ,double glazed. Council tax band D. Ofcom suggest superfast broadband is available and mobile coverage good on major networks.

The property is to be offered online by Clive Emson Auctioneers on 17 June 2026. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk. NOTE: The legal pack will not be available until the end of May. However you can register your interest with the auctioneers prior to this date.

