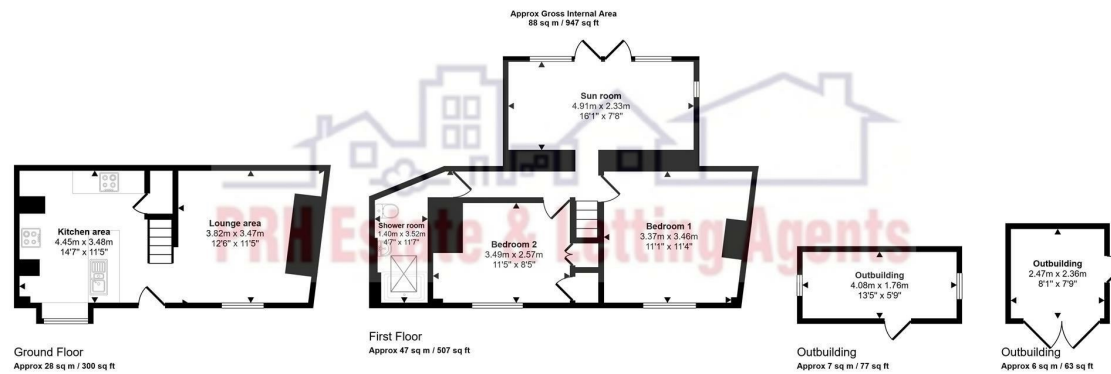
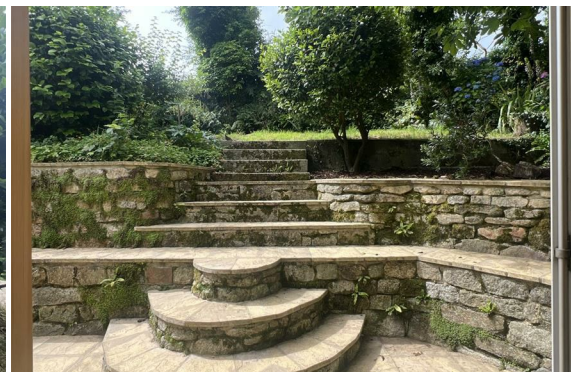




Germoe

£395,000



Ground Floor
Approx 28 sq m / 300 sq ft

First Floor
Approx 47 sq m / 507 sq ft

Outbuilding
Approx 7 sq m / 77 sq ft

Outbuilding
Approx 6 sq m / 63 sq ft



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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4 The Green Market, Penzance, Cornwall, TR18 2SH T: 01736 363816 E:mail@prhpenzance.co.uk

Rose Cottage Germoe Lane
Germoe
TR20 9QY

£395,000

KEY FEATURES

- Grade II Listed
- Detached granite house
- Newly renovated
- 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.

Germoe's history dates back to the Bronze Age. Tregonning Hill holds the remains of a Celtic stronghold – Castle Pencaire – which dates from c. 250 BC and offers visitors some of the finest views of West Cornwall. Germoe sits within a UNESCO-recognised site designated as a 'place of significance to the whole of humanity'. This puts the Cornish Mining World Heritage Site on a par with international treasures such as the Taj Mahal, the Pyramids, Stonehenge, and the Great Wall of China. The parish itself is widely dispersed with a mix of residential properties and farms. Germoe Churchtown is the centre of the parish, with its 12th Century church and church hall providing the community hub. The village school is a short walk from the centre, and offers a rich indoor and outdoor learning environment for local children. Nearby local facilities, including bars, cafes and restaurants, can be found in neighbouring Praa Sands. Here you will find one of Cornwall's hidden gem beaches, which offers water sports and family leisure facilities. Further afield, local towns include Penzance and Helston, where a wider array of shopping and leisure facilities can be found.

