



**Downas Cottage Kuggar, TR12 7LY**

£355,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Downas Cottage

- BEAUTIFULLY APPOINTED KITCHEN
- BESPOKE DECKED OAK BALCONY
- OPEN PLAN LIVING SPACE
- MOMENTS AWAY FROM POPULAR BEACH
- CONTEMPORARY WOODBURNING STOVE
- FREEHOLD
- COUNCIL TAX D
- EPC D61

An exceptionally well presented stylish three bedroom detached house which exudes quality throughout and should be viewed to fully appreciate all that is on offer.

Situated in the coastal hamlet of Kuggar on the more sheltered side of the renowned Lizard Peninsula, an Area of Outstanding Natural Beauty, the residence is located moments away from the popular beach and surf of Kennack Sands.

Seldom do we see properties presented to such an exacting standard with flawless presentation, attention to detail and an abundance of quality fitments throughout.

Thoughtfully conceived and deceptively spacious the residence has an open plan living space that is light filled and welcoming – the perfect sociable backdrop for entertaining and family gatherings. The lounge boasts a contemporary wood burning stove for those cosy nights in front of the fire. A beautifully appointed kitchen is sure to find favour, having an array of high quality appliances including a NEFF induction hob and 'slide and hide' oven. These are complemented by timeless white 'metro' style tiling, under counter lighting, together with bespoke corner carousel units and four glass display cupboards.



Warmed by electric underfloor heating through the flagstone flooring on the ground floor, further refinements include oak latched doors, bespoke Hammonds under stairs storage drawers with a versatile walk in cupboard and attractive recessed spotighting.

A fabulous, locally crafted, staircase rises invitingly to the first floor, with wood flooring and a lovely Velux skylight enabling light to flood in. The family bathroom is luxuriously appointed with a striking tiled feature wall and a fabulous walk-in shower.

Boasting three bedrooms, two of which are comfortable dual aspect double bedrooms, with one having a nicely appointed en suite, the 'piece de resistance' is the hand crafted balcony with glass balustrades. Accessed through inviting French doors, the balcony enjoys a sunny outlook towards the sea and the Poltesco Valley, as well as views across neighbouring countryside towards Ruan Minor and Grade Ruan Church beyond. A perfect place to sit out and relax with a morning coffee or evening tipple.

An 'Oltco' resin driveway affords parking for a number of vehicles and leads on, beyond bespoke gates, to a further parking area and courtyard style garden which enjoys a sunny aspect and good degrees of privacy. Practicalities are catered for by an electric car charging pod, a shed with power and light, an outside tap and area to store recycling and refuse bins.

The accommodation in brief comprises an entrance porch, hallway, cloakroom and an open plan dining room/kitchen/lounge. On the first floor are three bedrooms (one en suite) and a family bathroom.





## LOCATION

The hamlet of Kuggar is just half a mile or so from the beautiful long sandy Kennack Sands Beach with many rock pools to explore and also being popular with local surfers. There are a choice of other nearby beaches including the iconic Kynance Cove and the pretty and traditional fishermen's cove at Cadgwith.

The Lizard Peninsula is an Area of Outstanding Natural Beauty and is a great place for watching the stars with very little light pollution. Keen walkers will enjoy joining the South West Coastal path and taking the opportunity to view some of the most beautiful coastline in England.

Nearby Ruan Minor offers day to day facilities with a farm shop and café within walking distance. Wider facilities are on offer in nearby Mullion and Helston including shops, public houses

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### OAK CANOPY PORCH

With vaulted ceiling and storage benches. Slate step to an oak front door.

### OAK FRONT DOOR

With granite lintel to an entrance porch.

### ENTRANCE PORCH

With opening to storage cupboard with shelving and coat hanging rail. Latched oak door to the hallway.

### HALLWAY 11'6" in length (3.51m in length)

With a range of bespoke 'Hammonds' fitted storage drawers, together with a splendid walk-in cupboard with shelving, storage and light. Recessed spot lighting and opening to the staircase, open plan dining room/kitchen/lounge areas and a latched door to the cloakroom.

### CLOAKROOM

With low level w.c and a wall mounted sink with mixer tap, mosaic tiled splashback and an extractor.

## OPEN PLAN DINING ROOM/KITCHEN/LOUNGE

A fabulous, open plan, triple aspect living space that is light filled and sociable.

### DINING AREA 17'9" x 10'7" (5.41m x 3.23m)

With recessed spotighting and French doors opening out to rear courtyard garden area.

### KITCHEN 12'3" x 7'6" (maximum) (3.73m x 2.29m (maximum))

A fabulously appointed contemporary fitted kitchen with a stylish range of graphite base cupboards and drawers, complementary wall units, some with glass display shelving, corner carousels and an integrated refuse drawer. Solid oak work surfaces incorporate a composite sink with a drainer and mixer tap over and a NEFF induction hob with Russell Hobbs extraction hood over. Integrated appliances include a NEFF 'slide & hide' oven and microwave, whilst spaces are provided for an American style fridge freezer, a slimline dishwasher and a washing machine. There is white metro style tiling, spotlighting, under counter lighting and a window to the front aspect.

### LOUNGE 13' x 10'2" (maximum) (3.96m x 3.10m (maximum))

A dual aspect room with a contemporary wood burning stove set atop a slate hearth with a carved wooden mantle and attractive wall lights.

A beautiful bespoke staircase and banister lead up to the first floor.

## FIRST FLOOR

### LANDING

Having an impressive Velux skylight, a loft hatch to the roof space (which our owners advise us is boarded out with power), wooden flooring and latched oak doors off to bedroom one.





**BEDROOM TWO 14'4" x 11'3" (plus storage cupboard) (4.37m x 3.43m (plus storage cupboard))**

A lovely dual aspect double bedroom with wooden flooring, a Haverland electric heater and a door to a storage cupboard with customised storage drawers. Door to the en suite.

#### EN SUITE

Comprising a white suite with low level w.c, wash hand basin set within a vanity unit with drawers under and waterfall style tap with tiled splashback and a tiled shower enclosure with an electric shower and alcove shelf. There is a heated towel rail, an extractor, spot lighting, shaving point and light, stone effect tiled flooring and a window to the front aspect.

#### **BEDROOM THREE 11'4" x 6'8" (including airing cupboard)**

**(3.45m x 2.03m (including airing cupboard))**

With wooden flooring, Velux skylight, a Haverland electric heater and a desk with display shelf. Louvered door to airing cupboard with shelving and vented hot water cylinder. Window to rear aspect.

#### INNER LANDING

With doors off to the family bathroom and bedroom three.

#### BATHROOM

A stylish and beautifully appointed fitted suite comprising a low level w.c, a mounted wash hand basin with mixer tap over and a generous walk in shower enclosure with glass screen, shower with drencher head and a shower attachment. The suite is enhanced by a striking tiled feature wall, large mirrored medicine cabinet with shelving, stone tiled flooring, heated towel rail, an extractor and a porthole skylight.

#### **BEDROOM ONE 13' x 11'2" (3.96m x 3.40m)**

A comfortable, light and airy, dual aspect double bedroom with wooden flooring, a Haverland electric heater and French doors to balcony.

## BALCONY

A bespoke decked oak balcony with glass balustrades enjoying a sunny outlook with lovely views out to the sea, Poltesco Valley and down the Lizard Peninsula towards Ruan Minor and Grade Ruan Church beyond.

## OUTSIDE

To the front a smart resin driveway provides parking for a number of vehicles and is partially enclosed by a neat local stone wall with specimen plants and shrubs. Oak gates with granite pillars open into a nicely enclosed courtyard style garden which enjoys good degrees of privacy and provides scope for further parking if required. There is an electric car charging point, outside power, a shed with power and light and an outside tap. A stone chipped pathway leads around the the side of the residence and on to a shared side entrance gate with an adjacent recycling and bin store. Beyond this a further gate opens and provides an alternative access to the rear.

## SERVICES

Mains electricity, water and private drainage.

## AGENTS NOTE ONE

We are advised that the private drainage plant is shared with the property next door.

## AGENTS NOTE TWO

Our owners advise us that part of the pathway that runs from the side of the property towards the rear is shared with the next door property. Further details are available upon request.

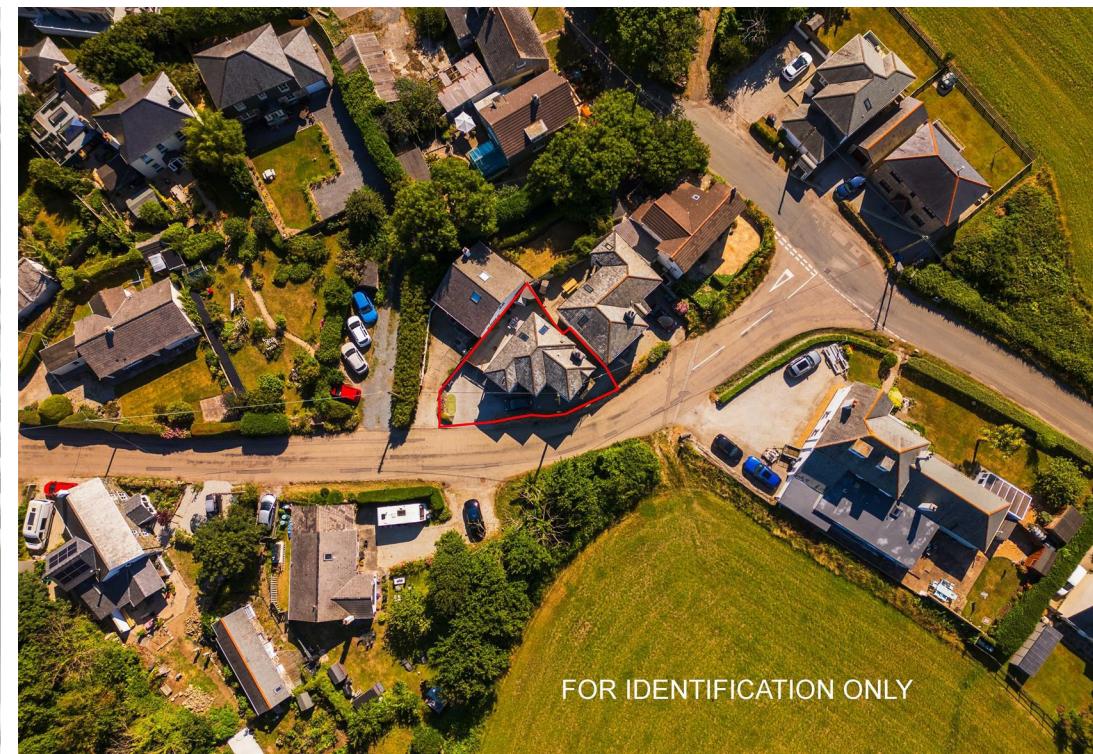
## AGENTS NOTE THREE

We are advised that some of the contents may be available by separate negotiation.

## COUNCIL TAX

Council Tax Band D





FOR IDENTIFICATION ONLY





## DIRECTIONS

Follow the B3293 from Helston heading towards The Lizard. Approximately two miles before The Lizard take a turning left signposted 'Ruan Minor'. Follow the road and upon entering the village turn left signposted 'Kuggar'. Follow the road into Kuggar and you will see the property on your left hand side identified by a Christophers For Sale Board.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## 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/>

## ANTI-MONEY LAUNDERING

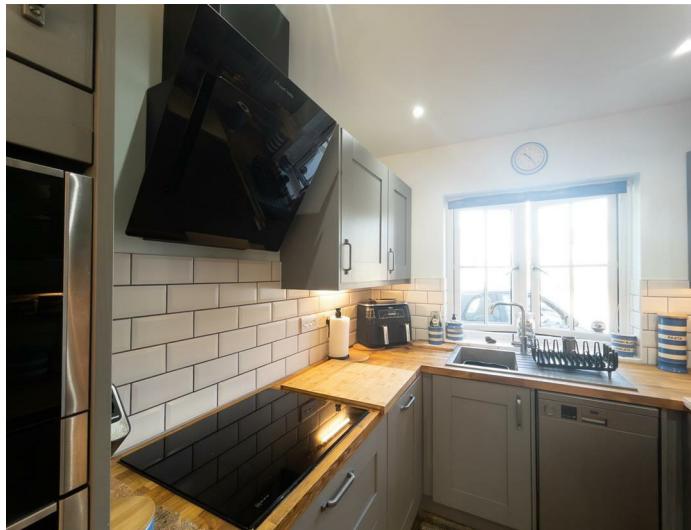
We are required by law to ask all purchasers for verified ID prior to instructing a sale

## 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.

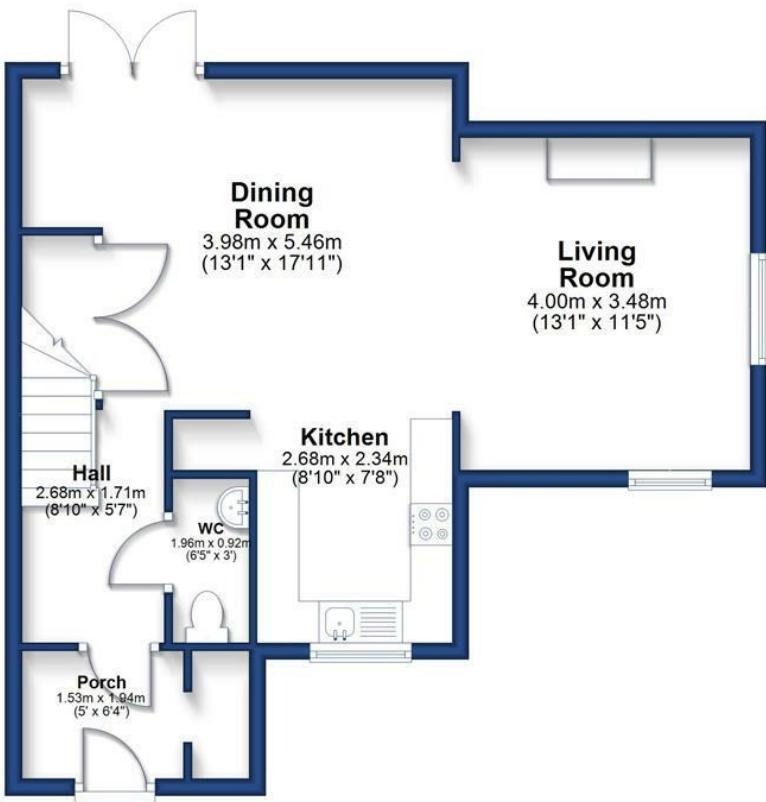
## DATE DETAILS PREPARED

10th July 2025



## Ground Floor

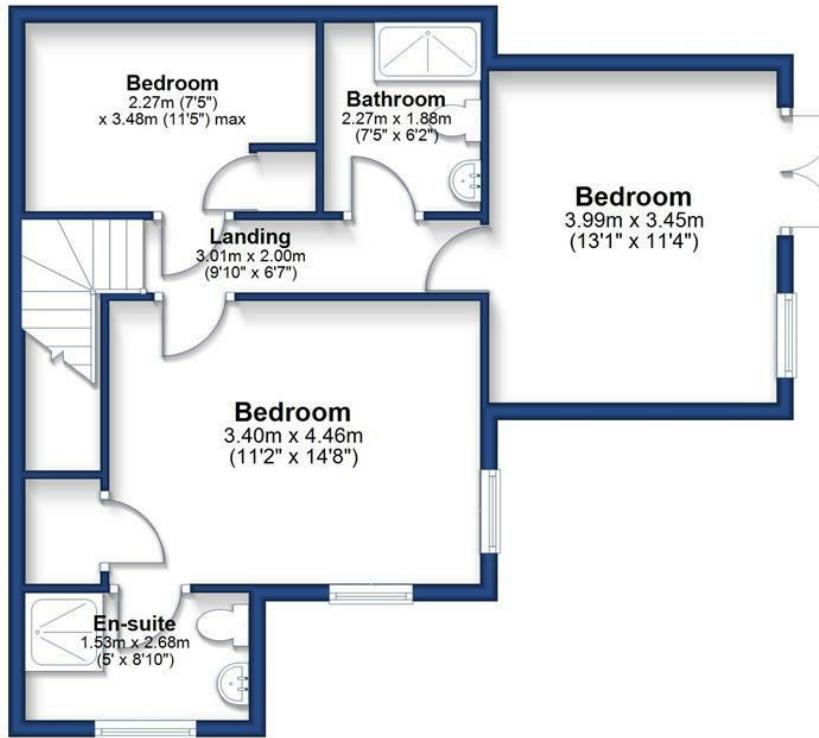
Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 109.0 sq. metres (1173.6 sq. feet)

## First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS