

World's End Cottage Releath, TR14 9NN

£550,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

World's End Cottage

- DETACHED PROPERTY
- FOUR BEDROOMS
- RURAL LOCATION
- GARDEN & ADDITIONAL MEADOW
- DETACHED GARAGE & PARKING
- OUTBUILDING
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - E44

An opportunity to purchase a detached, four/five bedroom character property in a delightful rural setting with meadow, gardens, parking and an outbuilding.

Situated in the delightful rural hamlet of Releath in the rolling Cornish countryside is this detached property of immense charm and character. Providing four bedrooms, the well proportioned residence boasts oil fired central heating and double glazing. With many character features from beamed ceilings to an impressive feature fireplace housing a wood burner, the property has been sympathetically enhanced by the current owners and enjoys an outlook to open countryside.

A real feature of World's End Cottage is the fantastic outside space which provides a good sized, relatively level meadow which would seem ideal for family sports, entertaining and a good excuse for a ride-on lawn mower. There are hard landscaped patio and decked areas which provide many locations to enjoy al fresco dining with the focal point being the built-in outdoor barbecue. For budding horticulturists, there are well established plants and shrubs, a polytunnel, greenhouse and a flourishing vegetable patch.

In brief, the accommodation comprises an entrance area, kitchen, W.C., lounge/diner and, completing the ground floor a second reception. On the first floor is a bathroom and four bedrooms.

To the outside of the property is a garage/workshop which has power and may provide the opportunity for additional accommodation subject to any necessary planning and consents.







The rural hamlet of Releath is situated approximately four and a half miles from the Cornish market town of Helston. Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance porch.

ENTRANCE PORCH

With tiled floor, vaulted ceiling and space for a tumble dryer and washing machine. The room houses the boiler.

KITCHEN 12'9" narrowing to 9' x 14'3" max measurement (3.89m narrowing to 2.74m x 4.34m max measurement)

A dual aspect room with outlook to the front and side. There are working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for a fridge, dishwasher and range style stove with built-in hood over. The room has a tiled floor, partially tiled walls and a central island with attractive stone working top surface, cupboards and drawer under. There is a door to the lounge/diner and door to W.C.

W.C.

With a close coupled W.C., wall mounted washbasin with tiled splashback and a frosted window to the rear. We are advised that the W.C. is proudly twinned with a Latrine Tando Allahyer Pakistan latrine no. 50525. Further details can be found at www.toilettwinning.org

LOUNGE/DINER 26'6" x 11'6" (8.08m x 3.51m)

A dual aspect room with outlook to the front and rear. The room has a beamed ceiling and impressive feature fireplace housing a wood burner with local stone hearth, surround and mantel over. There is a built-in cupboard, stairs to the first floor. Step down and door to a further reception/5th bedroom.

SECOND RECEPTION ROOM/BEDROOM FIVE 13'9" x 12'3" (4.19m x 3.73m)

A triple aspect room enjoying views towards open countryside with French doors opening on to the decking area. Door to side porch.

SIDE PORCH

With door to the outside.

STAIRS & LANDING

With doors to various rooms and outlook to the rear.

BEDROOM ONE 13'6" x 12'3" (4.11m x 3.73m)

A triple aspect room with far reaching rural views. The room has a shower cubicle and partially tiled walls.

BEDROOM TWO 14'6" x 7'3" (4.42m x 2.21m)
With outlook to open countryside.

BEDROOM THREE 11'9" x 9'6" max measurements (3.58m x 2.90m max measurements)
With outlook to the rear of the property.

BEDROOM FOUR 12'6" x 7' plus door recess (3.81m x 2.13m plus door recess)
With outlook to the front and access to the loft.

BATHROOM
A suite comprising a 'P' shaped bath with shower and mixer tap over, W.C. with concealed cistern and a washbasin and mixer tap over, surround and cupboards under. There is a bathroom cabinet, partially tiled walls, frosted window to the rear and a heated towel rail.

OUTSIDE

GARAGE 28' x 10'6" approximate measurements (8.53m x 3.20m approximate measurements)
A large detached garage provides a very useful space with power, double doors, single door to the side and window with outlook over the garden. Access to mezzanine storage.

SERVICES
Mains electricity. Private water and private drainage. Oil fired central heating.

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

DIRECTIONS
From Helston, select the A394 Helston to Penzance road. At Chris Nicholls' motors, turn right on to the B3302 signposted Camborne. Continue along this road until you come to the junctions signposted Camborne and Praze and turn right onto the B3303. Head through the village of Crowntown and the next village will be Nancegollan. In the centre of Nancegollan, turn right onto An Vownder Goth. Head along this road for approximately one and a half miles and when you come to the grass triangle, turn left and continue for a short distance and the property will be found on your right hand side.

AGENTS NOTE
Please be advised that this property has a private water supply and private drainage.

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/













COUNCIL TAX BAND

Council Tax Band - C

DATE DETAILS PREPARED

25th March, 2025.

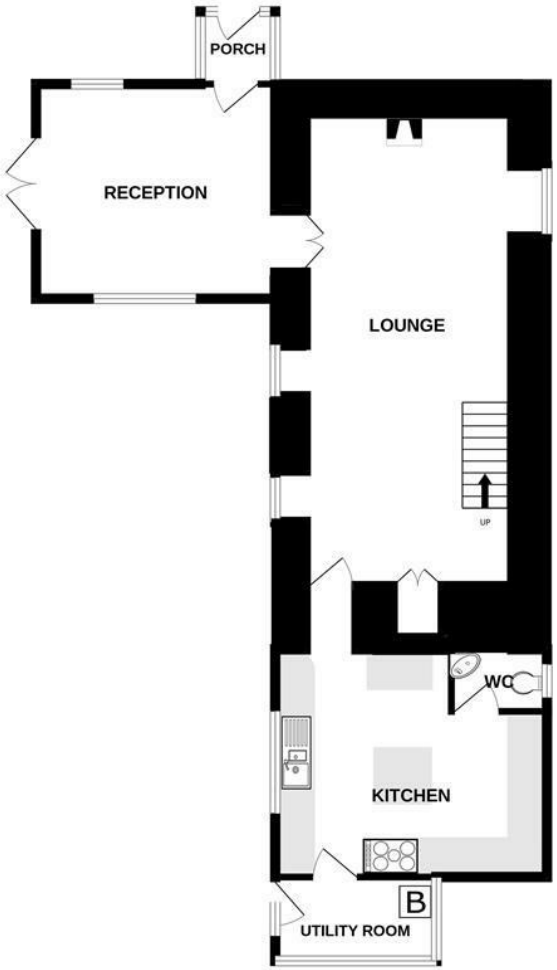
ANTI-MONEY LAUNDERING

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

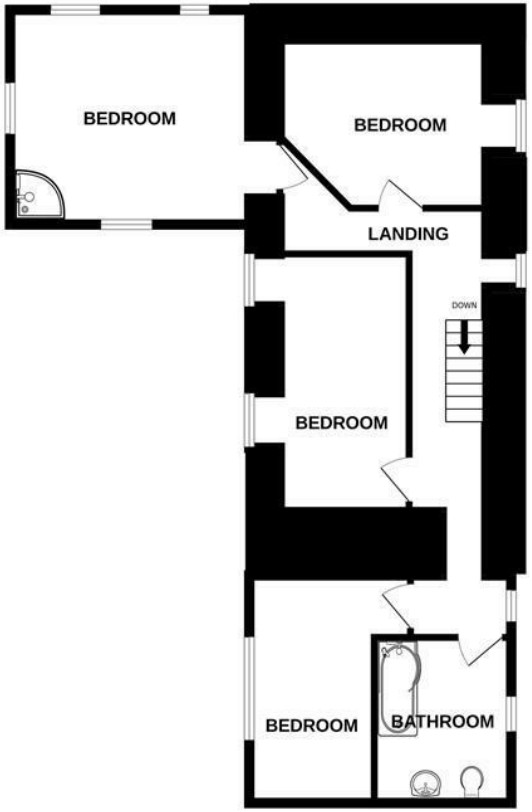
PROOF OF FINANCE - PURCHASERS

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.

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



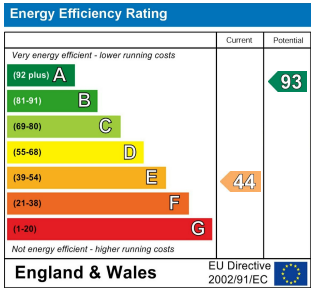
1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

TOTAL FLOOR AREA : 1476 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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 purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must 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, measurements, 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 | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS