



## The Nest St Keverne, TR12 6QR

£335,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# The Nest

- DETACHED TWO BEDROOM PROPERTY AND ONE BEDROOM ANNEXE
- IN NEED OF SOME UPDATING
- VIEWS OUT TO SEA
- GARDENS
- RURAL SETTING
- FREEHOLD
- COUNCIL TAX E
- EPC F-21

An opportunity to acquire a detached two-bedroom residence with a self-contained one-bedroom annexe, enjoying an enviable position within the rural hamlet of Rosenithon, with delightful views towards the cove and out to sea.

The property, although now requiring a degree of modernisation, offers well-proportioned accommodation and excellent scope for enhancement, providing an ideal prospect for those seeking to create a comfortable family home or coastal retreat in a highly desirable setting.

Of particular note is the separate annexe located to the rear, offering versatile accommodation suited to a variety of uses, including guest quarters, dependent relative living, or potential income generation (subject to any necessary consents).

Rosenithon is a lovely rural hamlet and lies within easy reach of the sought-after village of St. Keverne, situated on the eastern side of the Lizard Peninsula. The village provides a range of everyday amenities including a post office, general stores, doctors' surgery, primary school, church, traditional public houses and a butchers. The surrounding area is renowned for its miles of unspoilt countryside and stunning coastline, ideal for walking and outdoor pursuits.

More comprehensive facilities can be found in the nearby town of Helston, approximately ten miles distant, offering a wider selection of national retailers, leisure facilities including a sports centre with indoor swimming pool, and a cinema.

This property represents a rare opportunity to secure a home with considerable potential in a picturesque coastal location.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### PART GLAZED DOOR TO

#### LOUNGE/DINER

A L-shaped room.

#### LOUNGE AREA 24'6" x 11'6" (7.49 x 3.52)

With oil burning stove, set on a slate hearth with stone surround and wood mantel over. With a window to the front aspect overlooking the courtyard garden.

#### DINING AREA 13'8" x 10'7" (plus alcove) (4.17 x 3.25 (plus alcove))

With a window to the side aspect.

A glazed door leads to the inner landing, with a turning staircase to the first floor and doors to

#### SHOWER ROOM

With tiled shower cubicle with an electric Mira shower, pedestal wash hand basin, electric towel radiator, obscure window to the side aspect and tiling to the floor and walls.

#### KITCHEN 11'8" x 9'5" (3.57 x 2.89)

The kitchen is fitted with a range of wood-effect base and drawer units complemented by matching wall-mounted cupboards, with work surfaces incorporating a stainless steel sink and drainer. A pale blue oil-fired Rayburn Royal oven provides both character and practicality, forming a central feature of the room.

There is space for a washing machine, fridge freezer and cooker, along with additional floor-to-ceiling storage cupboards offering excellent practicality. The room benefits from windows to both the front aspect and the rear, with tiled walls and flooring completing the space.

An archway leads through to a further storage area with additional worktop space, shelving, cupboards and a useful walk-in larder. A part-glazed door opens to a covered rear entrance area, which extends along the side of the property, providing a sheltered and versatile access point. This in turn leads to an additional entrance space with shelving and an opening beyond. with door to-

#### W.C.

With w.c., wash hand basin.

From the inner hallway a turning staircase leads to the first floor landing with door to-

#### BEDROOM ONE 15'11" x 10'2" (4.86 x 3.12)

With a window to the front and side aspect, the latter of which has a lovely view over the rolling countryside down to the cove and out to sea. There are built-in wardrobes.

**BEDROOM TWO 16'8" x 10'8" (5.09 x 3.26)**

With a window to the front aspect, views over the courtyard garden and a partly glazed door leads back to a further

**ROOM/Occasional Bedroom 10'8" x 6'0" (3.26 x 1.85)**

With a eye level window back to the main bedroom.

**W.C.**

With dual flush w.c., wood effect flooring and an obscure window to the front aspect.

Down the right hand side of the property, there is a gate and steps leading up to the Crow's Nest.

**CROW'S NEST**

With entrance porch and a door to

**KITCHEN/DINER 13'3" x 8'1" (4.06 x 2.47)**

A lovely space with a basic fitted kitchen, a window to the front and side aspect, the latter of which enjoys a super view down over the countryside to the cove and out to sea.

**SHOWER ROOM**

With w.c., walk-in shower tiled cubicle, wand shower over, wash hand basin, electric towel dryer and radiator and window to the side aspect.

**LOUNGE 12'1" x 9'6" (3.69 x 2.92)**

With built-in cupboard, a window to the side aspect with a sea view and door to

**BEDROOM 14'8" x 5'3" (4.49 x 1.62)**

With a window to the rear aspect and built-in wardrobe.

**OUTSIDE**

To the front of the property there is an area the owners have traditionally used for parking, which in turn leads through an archway and gated access to the enclosed courtyard garden. This attractive and sheltered space is laid with characterful crazy paving and bordered by well-stocked beds featuring a variety of plants and shrubs, including striking banana plants. From the courtyard, access is provided to the covered rear side entrance.

A pathway to the right-hand side of the property leads through a gate and up a set of steps to the rear garden, which is a particular feature of the property. Of generous proportions, the garden is predominantly laid to lawn and interspersed with mature beds containing a range of plants, trees and shrubs. Additional features include an ornamental pond and a useful garden shed.

From the rear garden, there are truly delightful views extending down the valley across rolling Cornish countryside, towards the cove and out to sea, providing a stunning backdrop to this appealing outdoor space.





#### AGENTS NOTE

The property has a flat roof which is not considered standard construction. Purchasers should check with their mortgage lender for suitability.

#### SERVICES

Mains water, electricity 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

Council Tax Band E.

#### ANTI-MONEY LAUNDERING

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

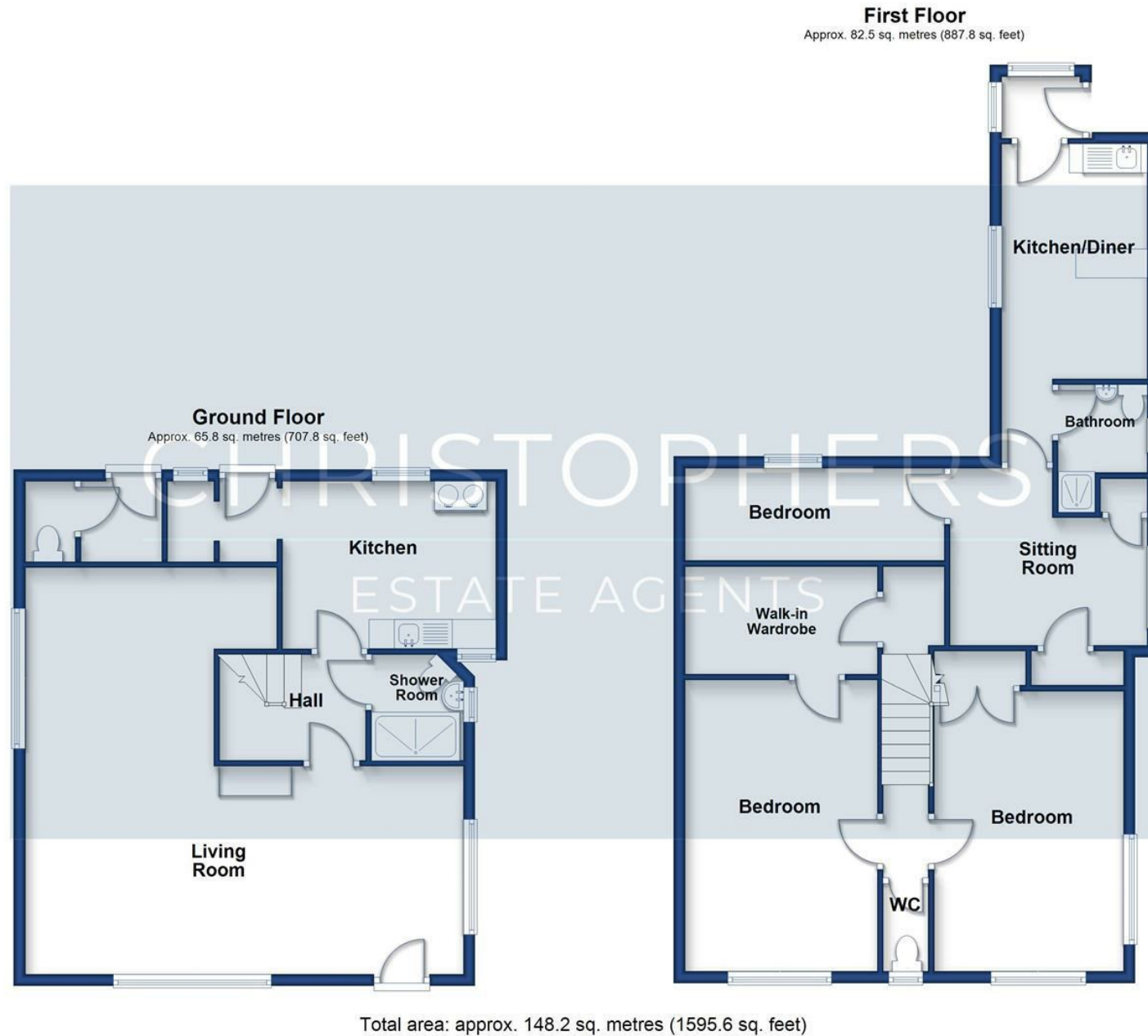
#### PROOF OF FINANCE - PURCHASERS

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.

2nd April 2026





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



## Christophers Estate Agents

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