

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a semi-detached, Grade II listed, three bedroom character cottage in the centre of the popular village of Ruan Minor.



Boasting much charm and character, both internally and externally, this thatched cottage sits in the centre of this popular village with the coastal village of Cadgwith on its "doorstep".

Being warmed by night storage heating, the accommodation, in brief, provides a generous lounge and dining area full of character with beamed ceilings and stone fireplace, a nicely fitted kitchen/breakfast room and well appointed bathroom. On the first floor there are three bedrooms. To the outside, at the rear, there is a garden and the bonus of a garage.

Ruan Minor is a vibrant rural village located on the Lizard Peninsula which has been designated as an Area of Outstanding Natural Beauty. Its amenities include a well regarded primary school, playgroup, general stores/post office with coffee shop, doctors' surgery, village hall, church and chapel. Off the centre of the village there is a football club with recreation ground and a super community pavilion bar.

A short distance away is the picturesque village of Cadgwith where there is a popular public house. The sandy beach of Kennack is a short drive away. More extensive facilities are available in the market town of Helston some eleven miles distant with amenities that include national stores, cinema and a leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Stable door, with glass panel, to

LOUNGE/DINING ROOM 6M X 3.5M (19'8" X 11'5")

A room full of character and charm with beamed ceiling, tiling to the floor, interesting fireplace with tiled hearth, wood lintel and slate shelves to the side. Two windows, with window seat arrangements, to the front aspect, one window back through to the sun room at the rear and the room is lit by a number of wall lights. With door to

HALLWAY

With storage cupboard and tiled floor. Opening to

KITCHEN/BREAKFAST ROOM 3.6M X 3.2M NARROWING TO 1.4M (11'9" X 10'5" NARROWING TO 4'7")

'L' shaped with fitted wood kitchen, stone effect worktops incorporating a stainless steel sink drainer and tiled splashbacks. There are a mixture of base and drawer units under, wall units over, beamed ceiling and tiled floors. Spaces are provided for a slot-in cooker and fridge/freezer. Cooker hood, half glazed stable style door to

SUN ROOM 2.6M X 1.58M (8'6" X 5'2")

With corrugated perspex roof and window and door to the rear aspect.

BATHROOM 2.4M X 1.6M (7'10" X 5'2")

Nicely appointed comprising a suite with panelled bath with electric shower over and tiled splashback, close coupled W.C., pedestal wash hand basin with light over, part tiling to the walls, tiled floor, extractor, heated towel rail, beamed ceiling and window to the side aspect. The room is lit by a spotlight arrangement.

A staircase rises to the

FIRST FLOOR LANDING

With storage cupboard housing the immersion and is shelved. With doors to

BEDROOM ONE 3.6M X 3.3M (11'9" X 10'9")

With canopied ceiling, window to both side aspects, sink set into a vanity unit with shaver socket and light over and a storage cupboard.

BEDROOM TWO 3.8M X 2.4M (12'5" X 7'10")

With a canopied ceiling with beams and windows to the front and rear aspects.

BEDROOM THREE 3.2M X 2.2M (10'5" X 7'2")

With window to the front aspect with window seat arrangement.

OUTSIDE

GARAGE 5.1M X 2.9M (16'8" X 9'6")

With up and over door, power, light, plumbing for washing machine and window to the side aspect. With service door at the rear.

GARDEN

With a garden to the front with plants and shrubs, whilst to the rear, enclosed by a mixture of fencing and Cornish stone hedging, is a further garden with lawn, planted with trees and shrubs at its borders.

SERVICES

Mains water, electricity and drainage.

DIRECTIONS

From Helston take the main A3083 towards The Lizard and after approximately eight miles take the turning left which is signposted Ruan Minor and Kennack Sands. On entering the village you will see the primary school on your left hand side, and the property will be found in front of you.

VIEWING

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

COUNCIL TAX BAND

Council Tax Band C.

ANTI MONEY LAUNDERING REGULATIONS

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

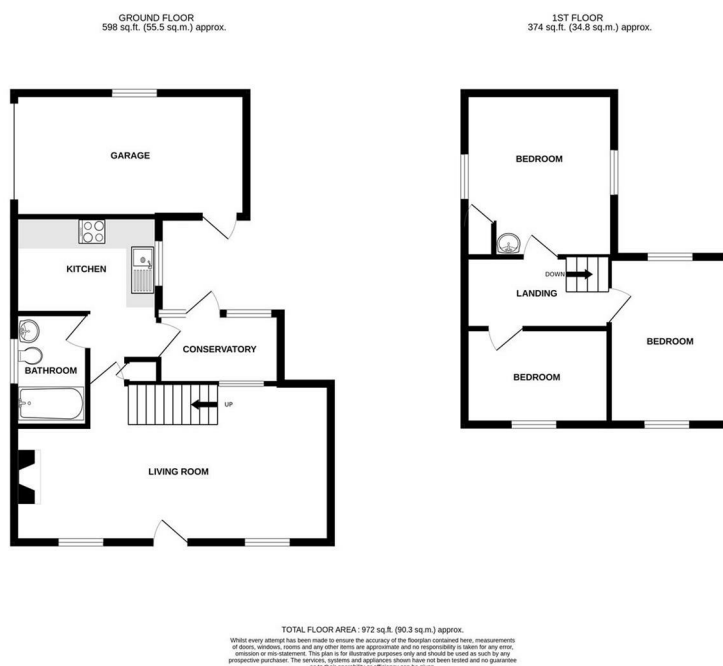
PROOF OF FINANCE – PURCHASERS

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

27th February, 2023.

FUCHSIA COTTAGE RUAN MINOR, CORNWALL, TR12 7JL PRICE GUIDE £300,000



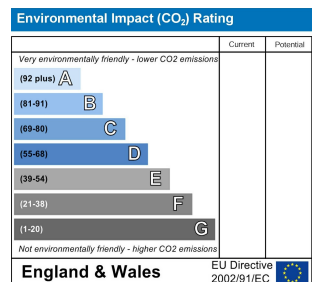
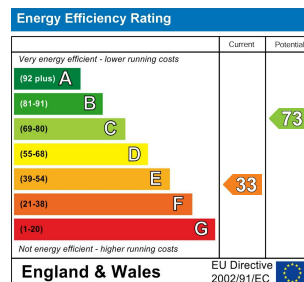
IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT
E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
Email: property@christophers.uk.com