

# Ynys Loft

Cadgwith, TR12 7JY



**MATHER**  
PARTNERSHIP





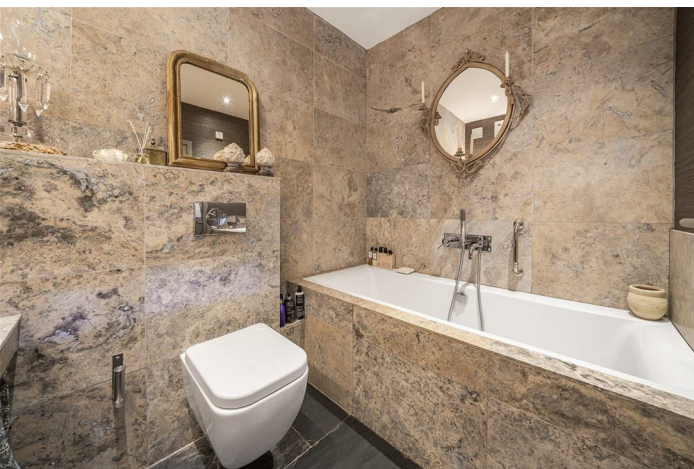




# Ynys Loft

## Cadgwith, TR12 7JY

Nestled in a picturesque fishing village, this unique 1 bedroom property blends coastal charm with modern convenience. The home features a spacious mezzanine level, ideal for a cozy guest space, home office, or creative nook. Enjoy stunning sea views from the balcony and deck perfect for soaking in sunsets with a glass of wine in hand.



A rare gem in the village, the property includes private off-street parking, an invaluable asset in such a sought after location. Just steps away, you'll find a welcoming local pub, perfect for evenings spent among friendly faces.

Whether you're looking for a tranquil retreat, a holiday bolthole, or a characterful place to call home, this property ticks all the boxes.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £460,000**

**Location**

Cadgwith is a small fishing cove where fishermen can be seen bringing in their haul and working on their boats. The cove has an extremely popular public house which is home to the famous Cadgwith Singers, who are well known for their repertoire of traditional folk songs. For day to day needs the village of Ruan Minor is a short distance away and boasts an active community with many clubs, societies and organisations, primary school, local store/post office, Anglican Church, Methodist Chapel and doctor's surgery. In the area is the National Trust's picturesque Kynance Cove, the village of The Lizard, which is mainland Britain's most Southerly Point and the stretches of golden sands at Kennack. Comprehensive schooling is available in the nearby village of Mullion, which lies approximately four miles distant, where there is a doctors' surgery, pharmacy and a good selection of shops. The market town of Helston is approximately ten miles away and includes a good range of amenities having a sports centre with indoor swimming pool and a variety of national shops and supermarkets.

**Accommodation**

Open plan Kitchen/Living/Dining room  
WC  
Mezzanine Level  
Bedroom  
Family Bathroom

**Parking**

Space for 1 car

**Outside**

The gently tiered garden offers a charming cottage feel, with mature plants and winding paths leading from a sun deck boasting stunning sea views. Perfect for relaxing or entertaining, this outdoor space is full of character and designed to make the most of its coastal setting.

**Services**

Mains water electricity and drainage







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Council Tax Band- C

### What3Words

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### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

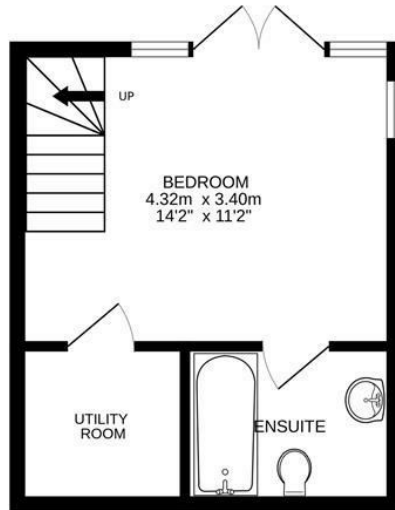
### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

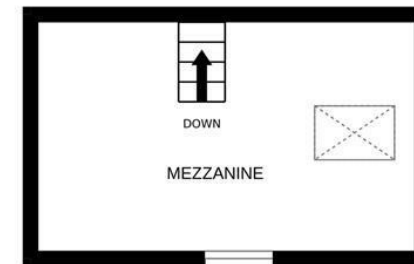
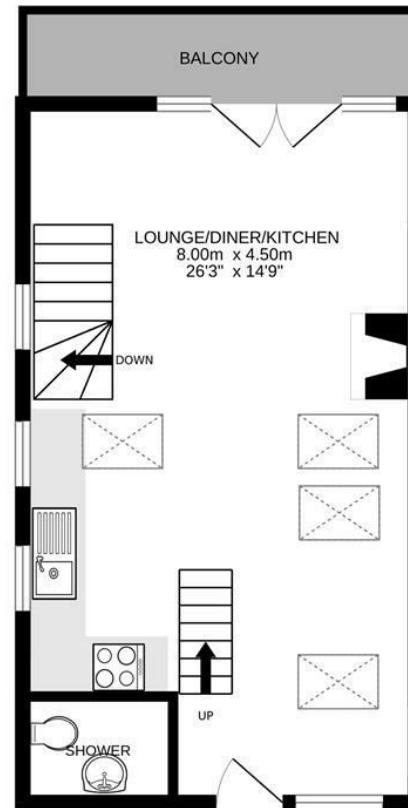




GROUND FLOOR



1ST FLOOR



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.  
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



