

# Hawthorn Cottage

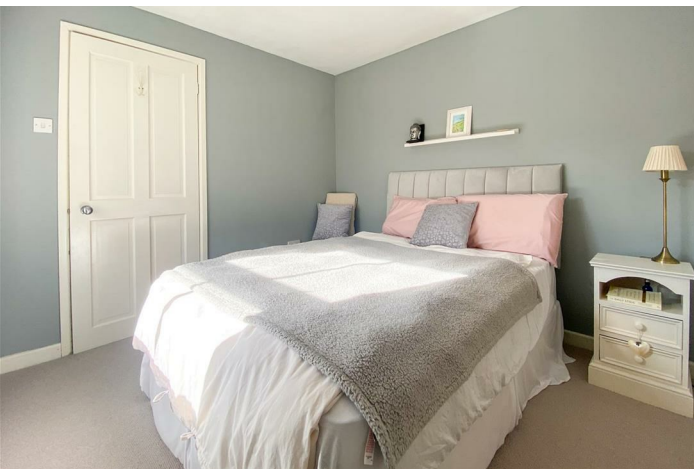
Germoe, TR20 9QX











# Hawthorn Cottage

## Germoe, TR20 9QX

This beautifully presented detached family home, situated in the peaceful, picturesque village of Germoe, offers a perfect blend of modern living and traditional charm. The spacious accommodation includes four generous bedrooms, two of which boast en-suite bathrooms, a large and elegant contemporary kitchen diner featuring limestone flooring and Silestone worktops. This well-designed space is perfect for both everyday meals and entertaining guests. The generous living room with its large fireplace & log burner, provides a welcoming atmosphere, ideal for family gatherings or quiet evenings in. Outside, the property benefits from ample off-road parking and a garage, providing plenty of space for vehicles and storage. The surrounding area is known for its stunning scenery and tranquil environment, making it a sought-after location for those looking for a quiet rural position within a 20 minute stroll to beautiful Praa Sands Beach. This gorgeous double fronted home was built in 1994, combining a charming granite cottage exterior with all the benefits of a modern construction.



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**Guide Price - £675,000**

**Location**

Germoe is a picturesque Cornish village nestled in the southwest of Cornwall between the towns of Helston and Penzance. With a rich history dating back to medieval times, Germoe boasts charming stone cottages, a historic church, and lush countryside surroundings. Its proximity to stunning coastal areas like Praa Sands and Marazion makes it a haven for outdoor enthusiasts and beach lovers alike. The village also has a primary school and within convenient reach of the spar shop. The village exudes a serene atmosphere, offering a peaceful retreat for visitors seeking a taste of traditional Cornish life.

**Accommodation**

Entrance porch  
Entrance hall  
Living room  
Kitchen dining room  
Utility room  
Shower room  
Internal garage

Bedroom  
En-Suite  
Bedroom  
Bedroom  
Bedroom  
En-suite  
Family bathroom

**Garage**

Internal garage with door opening from the utility room. Power and light. Front aspect garage door and pedestrian door.

**Parking**

The property benefits from a sweeping driveway providing generous amounts of off road parking. There is also a pod point on the exterior of the garage wall.

**Outside**

The gardens feature mature hedging and stone walling to the front elevation, with a raised patio area surrounded by a camelia and other plants. Gated access from the driveway leads to the wraparound lawned garden complemented with a range of plants and bushes including a white wisteria and a hawthorn tree. A garden shed and further gated access leads back to the front garden.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		71	79
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 plus) 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	



**Services**

Mains water and electricity. Private sewage treatment plant. Air source heat pump.  
Freehold tenure.

**Council Tax Band D****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.

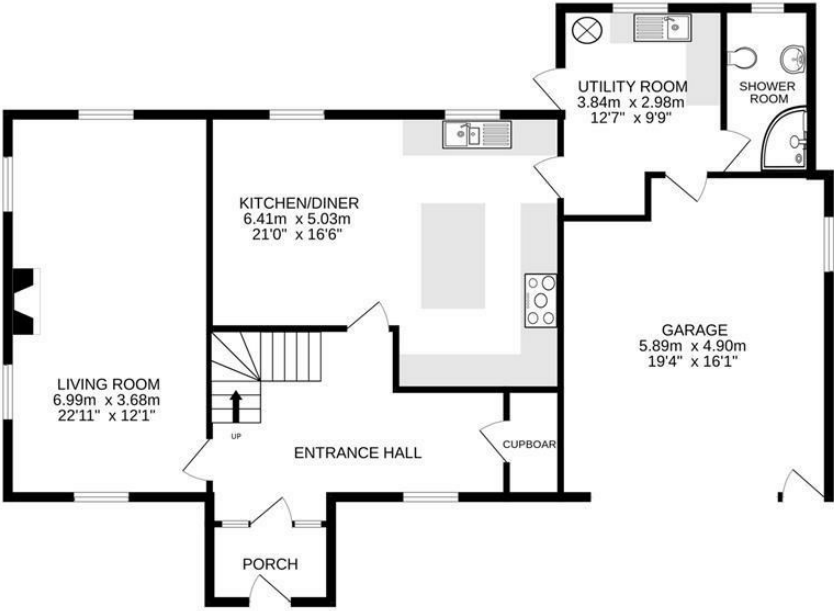
**Broadband & Mobile Phone Coverage**

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/>

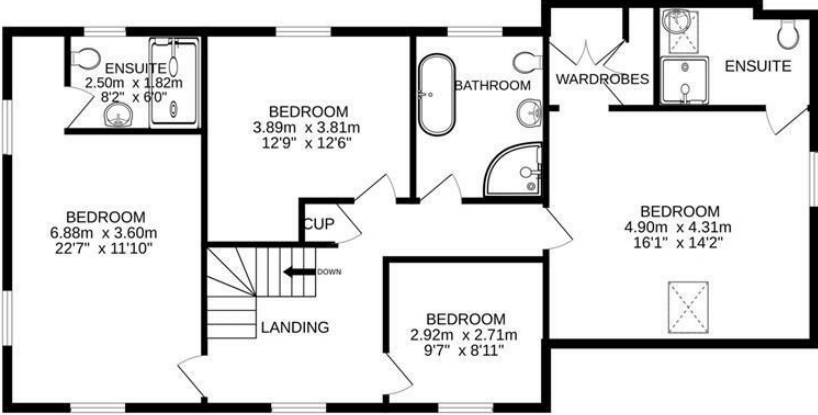




GROUND FLOOR



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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