

1 Sea View Terrace Lower Kenneeggy Rosudgeon, TR20 9AP







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Situated in Lower Kenneggy near Rosudgeon, this immaculately presented semi-detached family home offers a delightful blend of comfort and style. With four generously sized double bedrooms, this property is perfect for families seeking ample living space. As you enter, you are welcomed into a spacious living room with a log burner, that exudes warmth and character, providing an ideal setting for family gatherings or quiet evenings. The heart of the home is undoubtedly the beautiful farmhouse-style kitchen with space for a dining table, which is both functional and inviting, making it a joy to prepare meals and entertain guests. The property boasts two well-appointed bathrooms, ensuring convenience for the entire family. Outside, you will find good-sized gardens that are perfect for outdoor activities, complete with a charming summer house and designated growing areas for those with a green thumb. This outdoor space is ideal for enjoying the fresh air and creating lasting memories with loved ones. Additionally, the home offers off-road parking, providing ease and security. Located in a peaceful area, this property is a wonderful opportunity for those looking to settle in a picturesque part of Cornwall, while still being within easy reach of local amenities and the stunning coastline. This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a touch of rural charm. Do not miss the chance to make this lovely property your own.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £535,000

Location

Lower Kennegy, tucked away near Rosudgeon in West Cornwall, is a quiet and picturesque hamlet where rolling farmland meets the nearby coastline. It's known for its old stone cottages, winding country lanes, and peaceful atmosphere that feels a world away from busy tourist spots. Just a short drive from the sandy shores of Kenneggy Sands and Praa Sands, it's a perfect base for exploring hidden beaches and coastal walks.

Accommodation

Entrance porch
Hallway
Living room
Kitchen dining room
Utility

Bathroom

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Outside

The property benefits from wonderfully presented gardens, which wrap around the house and afford several different areas. To the front is a beautiful cottage style garden, presented as mature flowers, shrubs and bushes, finished with loose stone patio area. To the side elevation is a growing area affording vegetable beds and a greenhouse, ideal for those looking to grow their own produce. To the rear elevation is a good size lawn area, with mature trees providing shade, complimented with a range of flowers and shrubs. At the rear of the garden is a quaint and attractive summer house, which would be perfect for those looking for a studio or a work from home office. The whole garden is securely fenced, with gates opening to the road, which also provide off road parking.





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			
England & Wales		71	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Services

Mains water and electricity. Oil fired central heating. Private drainage. Freehold tenure.

Council Tax Band- B**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

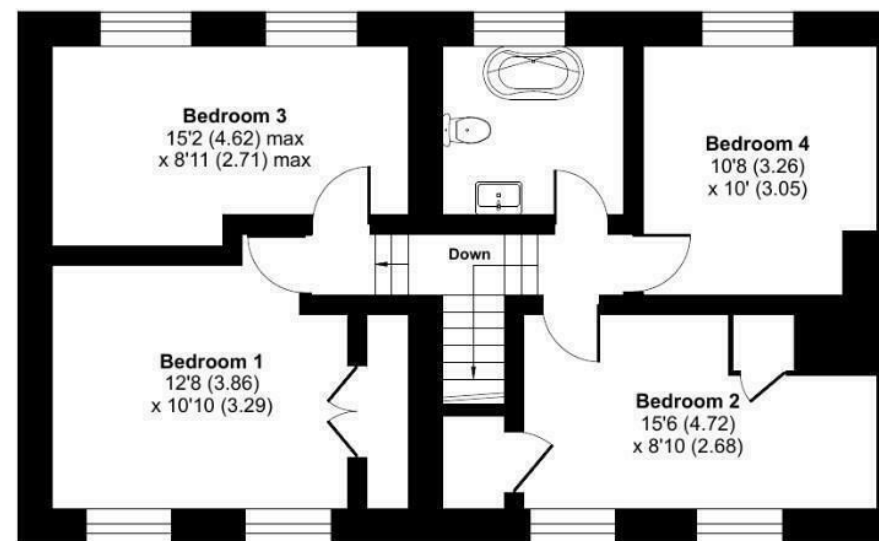
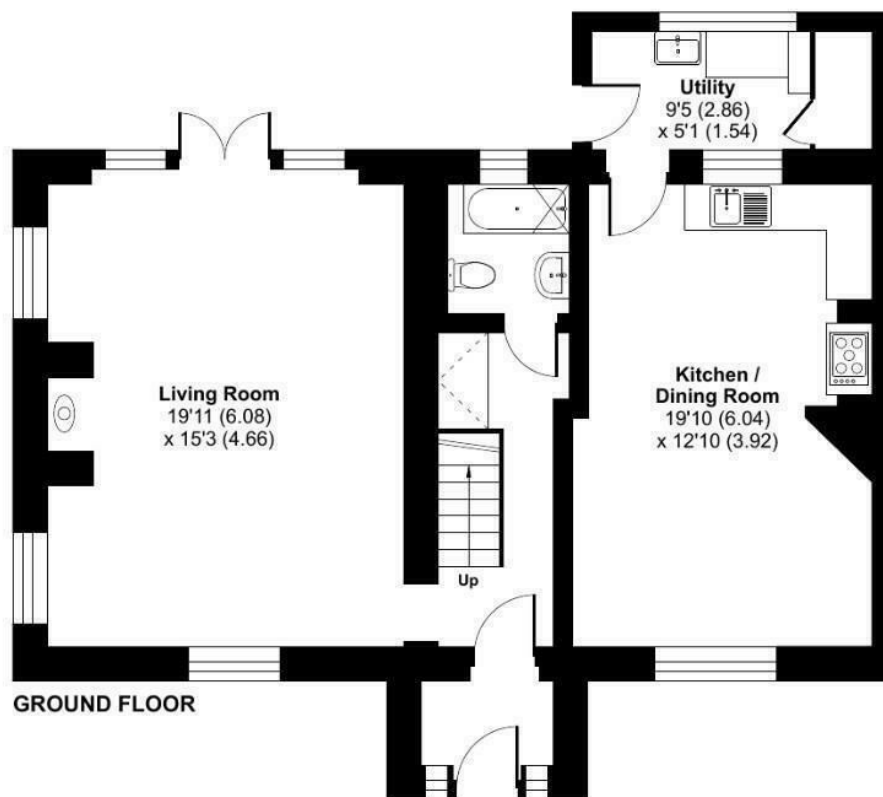
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



Sea View Terrace, Lower Kenneggy, Rosudgeon, Penzance, TR20

Approximate Area = 1516 sq ft / 140.8 sq m

For identification only - Not to scale



FIRST FLOOR

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 test themselves as to the amount of double glazed units in the property.

