

1 Withey Cottages Perranuthnoe, TR20 9NE




MATHER
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FOR SALE







1 Withey Cottages Perranuthnoe, TR20 9NE

Situated in the charming village of Perranuthnoe, this is a rare opportunity to acquire a delightful detached house with breathtaking sea and coastal views. This three-bedroom property occupies a superb coastal position, and whilst in need of some updating, there is incredible potential to transform it into a stunning family home or a serene holiday getaway. The spacious gardens surrounding the property provide ample outdoor space for relaxation and recreation, perfect for enjoying the fresh sea air and picturesque surroundings. One of the standout features is its proximity to the beach, allowing residents to indulge in leisurely strolls along the shore or partake in various water activities. The property is being sold with no onward chain, ensuring a smooth and straightforward purchasing process. This is a unique opportunity to create a bespoke living space in a highly sought-after location. With its stunning views, generous gardens, and close-knit community, this is a property that promises to be a wonderful investment for those looking to embrace the coastal lifestyle.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price- £500,000

Location

The property sits within the heart of Perranuthnoe, a pretty little village with easy access to its beautiful beach with a long stretches of sand perfect for long family days out or surfing. The Cabin Cafe is set at the head of the beach offering refreshments and the popular Victoria Inn Perranuthnoe located in the village also offers excellent food. Nearby Marazion is set against the amazing backdrop of Mounts Bay and the iconic St Michaels Mount. With a wonderful range of interesting shops, cafes and art galleries and also access across the causeway to St Michaels Mount. The village is also blessed with fine sandy beaches making it another fine location for long, relaxing days on the beach. From Perranuthnoe the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Accommodation

Entrance hall
Lounge dining room
Kitchen

Lean to entrance porch

Bedroom

Bedroom

Bedroom

Garage

Outside

The property benefits from good size gardens, with a low maintenance raised garden to the front elevation. To the rear, is a generous size garden chiefly laid to lawn and a patio area affording incredible sea views. Access on both sides of the property provide easy access for maintenance. The property also benefits from an outdoor storage space.

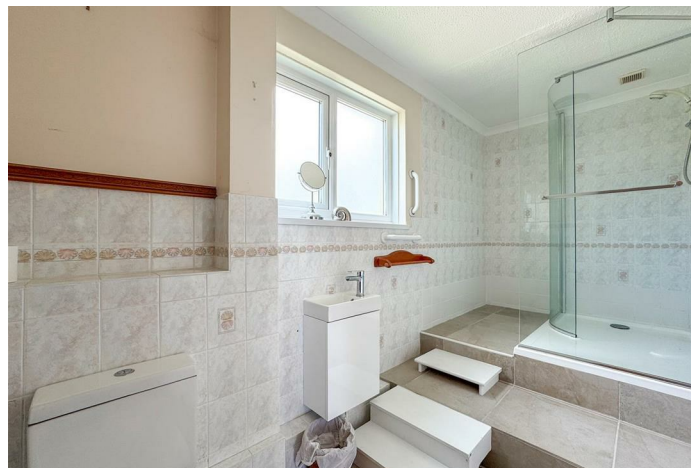
Garage and parking

Our client informs us that the property benefits from a garage and off road parking through the five bar gate. This is accessed via a private access lane.

Agents note

Our clients have informed us that they believe that 4 Withey Cottages owns the access lane to the parking and the garage, and 1 Withey Cottages has a legal right of access over it.





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			
		62	81
England & Wales		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, electricity and drainage. Oil fired central heating. Freehold tenure.

Council Tax Band D**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

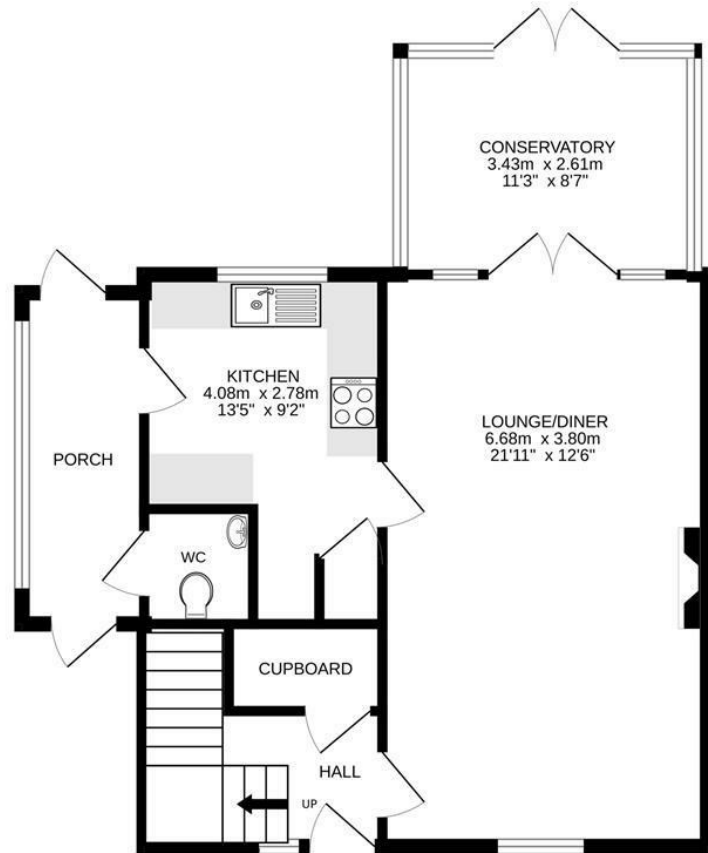
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

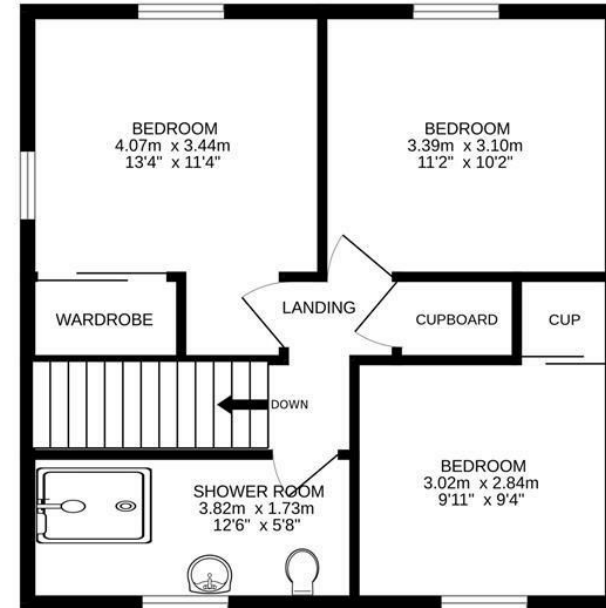
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GROUND FLOOR



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.

