

Tredole Prussia Cove Road Rosudgeon, TR20 9AX







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Occupying a quiet rural position within walking distance to Prussia Cove, this beautifully presented detached family home offers a perfect blend of character and contemporary features. With five spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both comfort and style. As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The thoughtfully extended layout enhances the living experience, allowing for a seamless flow throughout the home. The interior is designed to cater to modern living while retaining its unique charm, making it a delightful place to call home. The property boasts a good-sized garden, perfect for outdoor activities and enjoying the fresh coastal air. Additionally, there is a garage and off-road parking, ensuring convenience for you and your guests. Situated in a beautiful coastal position, within an AONB, this home offers sea views that can be enjoyed from various vantage points within the property. The tranquil rural surroundings provide a peaceful retreat while still being within easy reach of local amenities and attractions. This detached house is not just a home; it is a lifestyle choice, offering a harmonious blend of comfort, space, and breathtaking views. Whether you are looking to raise a family or simply enjoy the coastal life, this property is a must-see.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide price - £650,000

Location

Prussia Cove, a secluded coastal spot steeped in smuggling history. Surrounded by rugged cliffs and clear waters, it offers peaceful coastal walks and a true sense of escape—perfect for those seeking charm, character, and natural beauty on Cornwall's south coast.

Accommodation

Entrance hall
Living room/Bedroom
Kitchen
Dining reception room
Study
Utility room
Boot room and WC

Bedroom
Bedroom
Bedroom
Mezzanine study
Bathroom
Shower room

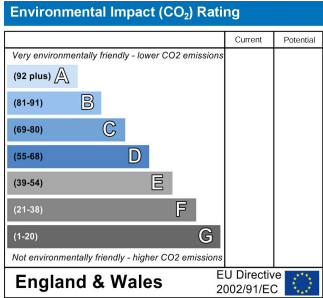
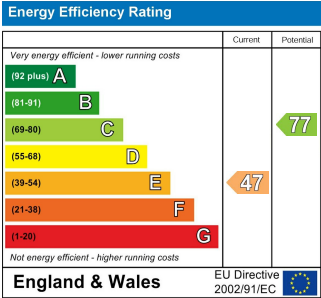
Outside

The property occupies a wonderful size plot with beautiful wrap around south facing gardens. Chiefly laid to lawn with planted beds, patio & timber decking areas, and a very useful outbuilding providing good storage. The gardens afford wonderful amounts of sunshine and also benefit from rural views towards the coast.

Garage & parking

The property benefits from off road parking in front of a garage. This is located in a block of two just beyond the front gate.





Services

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

Council Tax Band- E**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/>



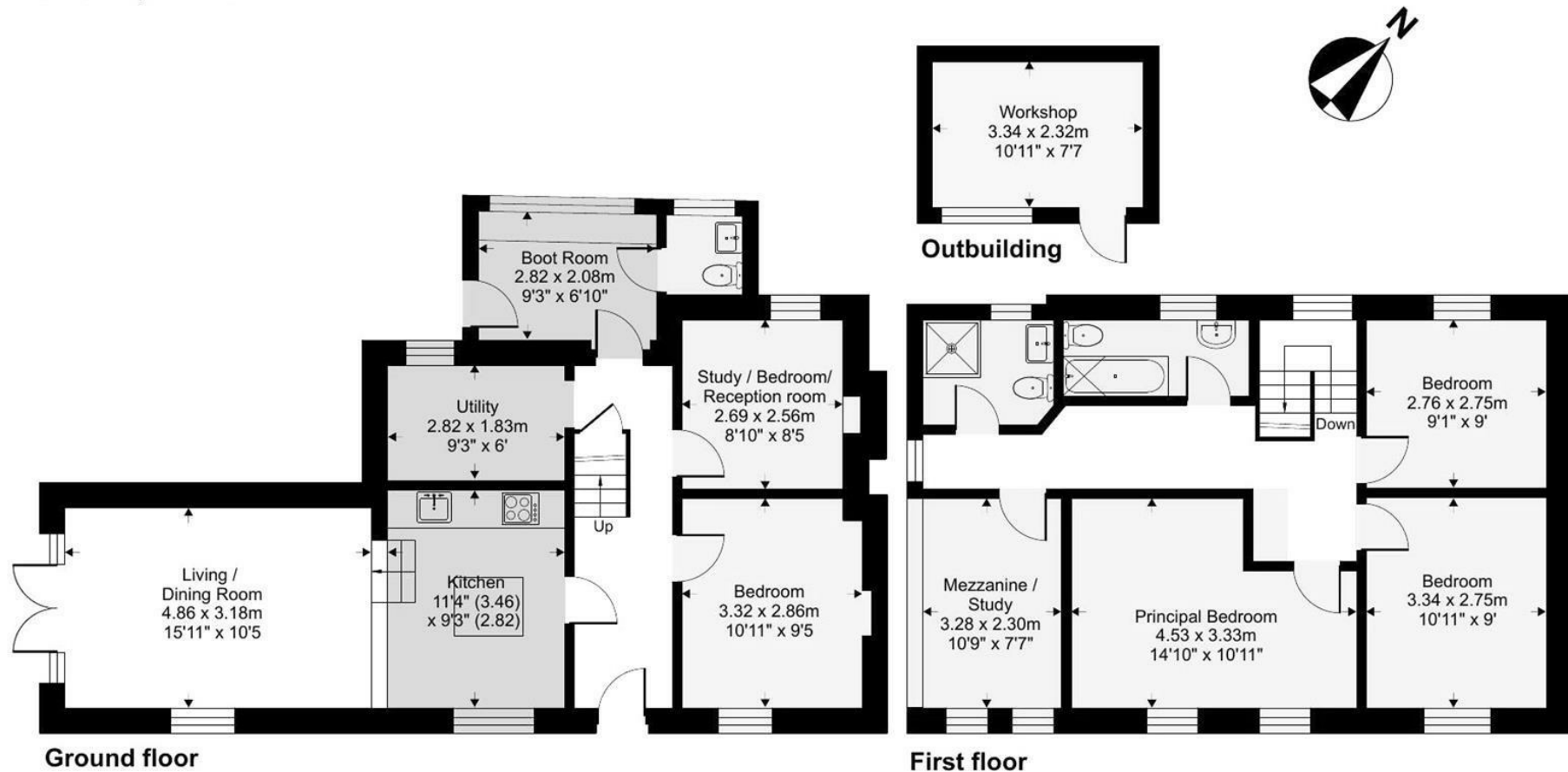
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Approximate Area = 1386 sq ft / 128.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale



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