

# Richmond House

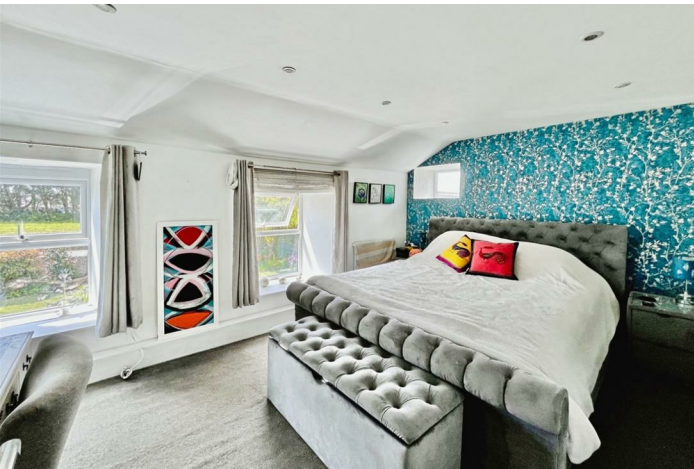
## Rosudgeon, TR20 9PG











# Richmond House

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Located in Rosudgeon, this splendid detached family home presents an exceptional opportunity for those seeking both space and versatility. Boasting four generously sized bedrooms and two bathrooms, this property is designed to accommodate the needs of modern family living.

The heart of the home features three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The south-facing garden is a delightful outdoor space, ideal for basking in the sun or hosting summer gatherings. Additionally, the property includes a self-contained one-bedroom annexe, which offers a myriad of possibilities. Whether you envision it as a lucrative holiday let, a long-term rental, or a comfortable living space for a dependent relative or independent teenager, this annexe adds significant value and flexibility to the home.

Ample parking is available at the rear for at least five cars, ensuring convenience for residents and visitors alike. The location is particularly advantageous, with easy access to the market towns of Helston and Penzance, both of which offer a variety of shops, restaurants, and amenities. Furthermore, the stunning beaches at Praa Sands, Prussia Cove, and Marazion are just a short drive away, providing endless opportunities for seaside enjoyment and outdoor activities.

This property is a rare find, combining spacious living with a prime location, making it an ideal choice for families or those seeking a tranquil retreat in a picturesque setting. Do not miss the chance to make this wonderful house your new home.



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**Guide Price £499,950**

**Location**

Rosudgeon is a quiet hamlet that lies slightly inland from one of Cornwall's most prized stretches of coast land - a brilliant base from which to access miles and miles of coastal paths and a plethora of beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely, unspoiled and rich in smuggling history. The cove was once a favourite haunt of John Carter, known as the 'The King of Prussia' - who landed much of his loot on the beach. Today it is home to a small harbour and slipway, which is still used by the local fishermen. The beach is great for swimming and offers fantastic snorkeling opportunities as well as being dog friendly all year round. Rosudgeon offers good local amenities including the recently opened and well stocked Co-Op, a pub and large sports ground with social club where many activities take place. The property is also well placed for access to the A30, comprehensive day to day facilities and schooling options available in both nearby Penzance and Helston.

**Accommodation**

Main House  
Entrance

Reception Porch

Kitchen

Dining Room

Living Room

4 Bedrooms

2 Bathrooms

Annexe

Open Plan Lounge Kitchen Dining Room

Bathroom

Bedroom

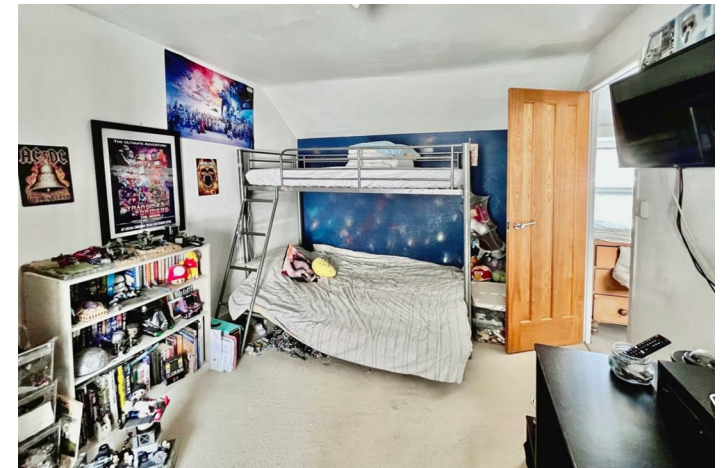
Conservatory

**Parking**

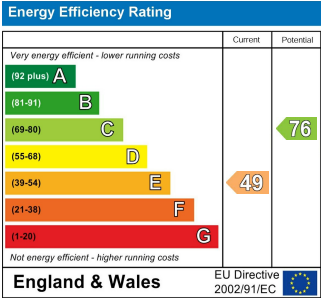
The property offers parking for a number of cars to the rear of the property.

**Outside**

To the front of the property is a South facing garden. Accessed via the living room or conservatory the garden









offers a patio area creating the ideal sunbathing or Alfresco dining area or indeed a hot tub area. Beyond is a lawn garden which is enclosed by Cornish walling and a number of mature shrubs and plants. There is gated access to the front.

#### **Services**

Mains electric, water, drainage and oil fired central heating.

#### **Council Tax Band- D**

#### **What3Words**

///educated.orbited.unzipped

#### **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.

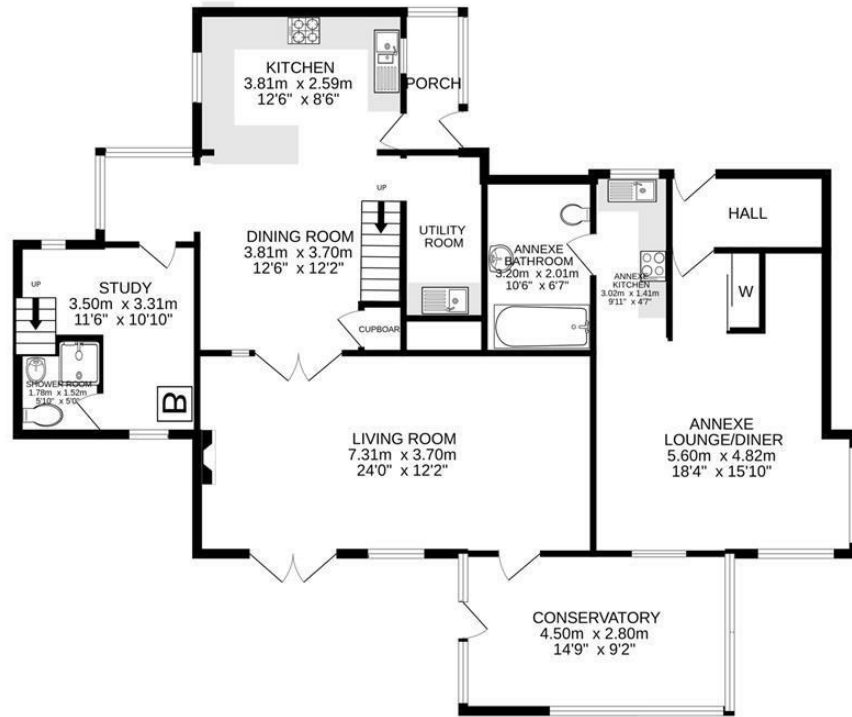
#### **Proof of Finances**

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.

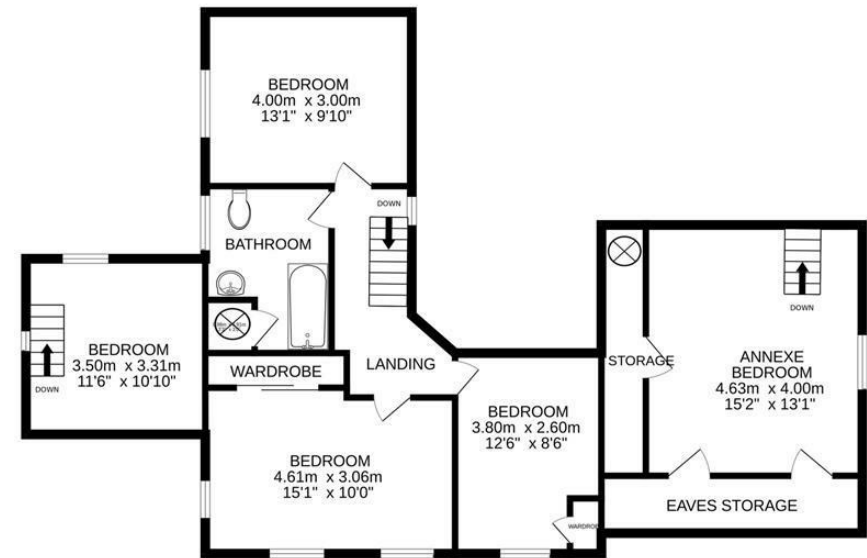




GROUND FLOOR



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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