

1 Ruth Dower
Godolphin Cross, TR13 9QZ







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Nestled in a tucked away position within a desirable village, this delightful end of terrace character cottage offers a perfect blend of traditional charm and comfortable living. Ideal for first time buyers, downsizers, or those looking for a peaceful village lifestyle. Also having the added benefit of no onward chain. You are welcomed by a quaint entrance porch that leads into shower room and the cosy lounge, complete with a warming wood burner - an inviting space to relax and unwind. The light and airy kitchen/dining room has a lovely view over the rear garden and creates a bright, sociable hub for everyday living. Upstairs, there are two well proportioned bedrooms. Outside, the property boasts a good size lawned rear garden with a patio area—perfect for outdoor dining and entertaining. The garden is an ideal space for families, gardening enthusiasts, or those seeking a peaceful outdoor area. Parking is available for two cars on the drive at the side of the property.



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Guide Price - £250,000

Location

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

Entrance Porch

Shower Room

Lounge with wood burner

Kitchen/Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Parking

On the drive to the side of the property.

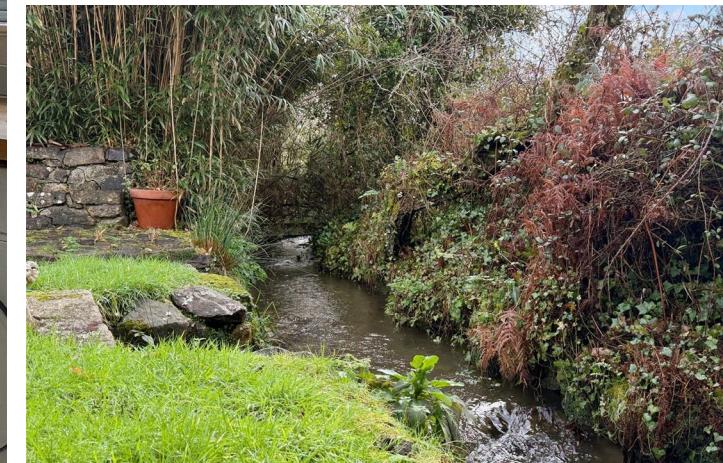
Outside

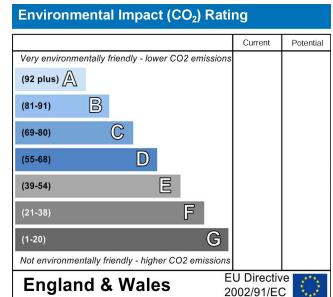
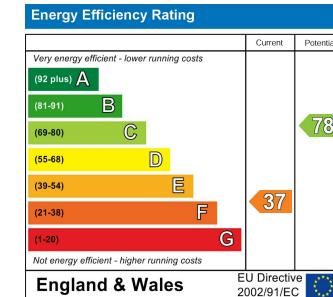
The rear garden is laid to lawn and incorporates a patio seating area.

Services

Mains water and electric. Private drainage.

Planning Information





Council Tax Band- C

What3Words

///value.installs.thrashed

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

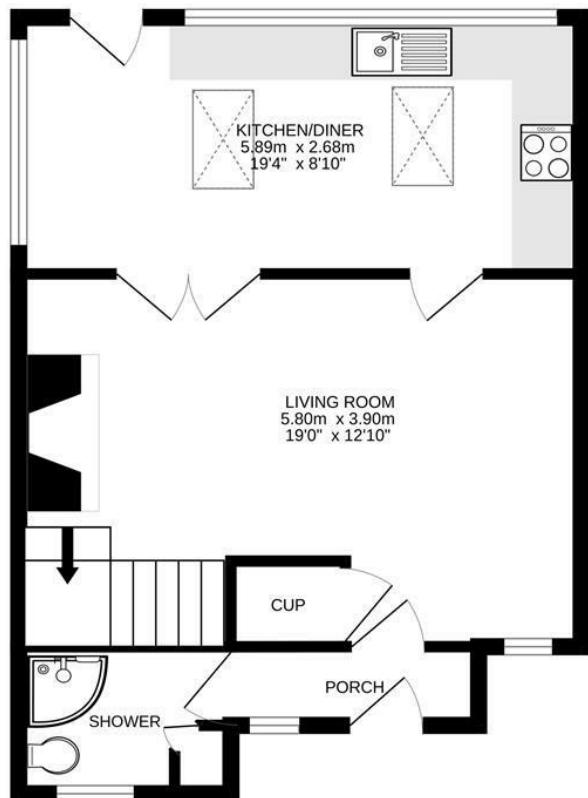
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



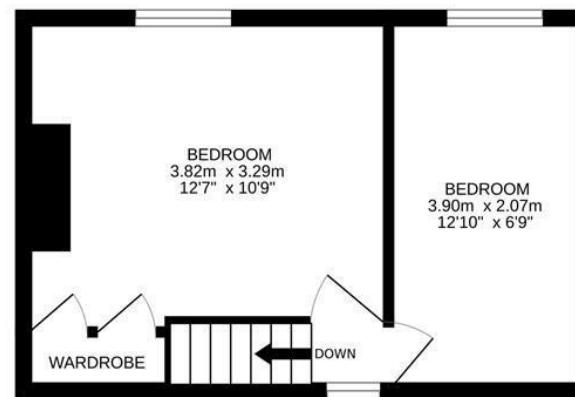
For Identification Purposes Only
This is Not a Boundary Plan



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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