

Higher Prospidnick Cottage

Nancegollan, TR13 0AR



MATHER
PARTNERSHIP





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Situated in a rural position near Nancegollan, this charming detached cottage offers a delightful retreat in a picturesque rural setting. As a Grade II listed property, it boasts a traditional thatched roof, adding to its unique character and historical significance. Inside, the cottage features two well-proportioned bedrooms and a welcoming reception room, complete with a cosy wood burner and an impressive inglenook fireplace to the dining room. The character of the home is further enhanced by its thoughtful presentation, making it an inviting space for both relaxation and entertaining. The beautifully maintained gardens surrounding the cottage provide a serene outdoor space, ideal for enjoying the natural beauty of the area. Additionally, the property includes useful outbuildings, offering potential for various uses, whether for storage or as a workshop. One of the key advantages of this property is that it is being sold with no onward chain, allowing for a smooth and straightforward purchase process. The property has been utilised as a successful holiday let and the contents are available to purchase by negotiation. This delightful cottage is perfect for those seeking a peaceful lifestyle in a charming setting, while still being within reach of local amenities and attractions. Don't miss the opportunity to make this enchanting home your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide price - £365,000

Location

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praze An Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

Accommodation

Entrance hall
Kitchen and utility

Dining room
Living room
Bathroom
Bedroom
Bedroom

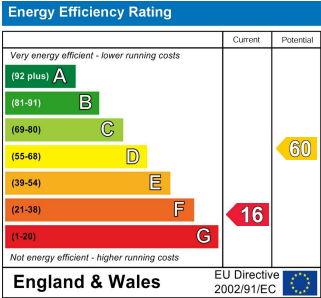
Outside

The cottage benefits from a wonderful plot, occupying a quiet position and featuring wonderfully presented gardens. Upon entering the grounds you are met with a spacious parking area laid to loose stone with Cornish stone walling to the boundary, and providing space for several vehicles. There is a former piggery providing good storage, with a further stone outbuilding providing storage for gardening equipment. The garden features planted areas stocked with flowers, patio areas affording wonderful amounts of sunshine, and further lawn areas complimented with mature trees and hedging.

Services

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





Agents Note

The property owns the access lane from the road down and the neighbouring property at the top half of the lane has a right of access on the lane.

Council Tax - Business rates**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

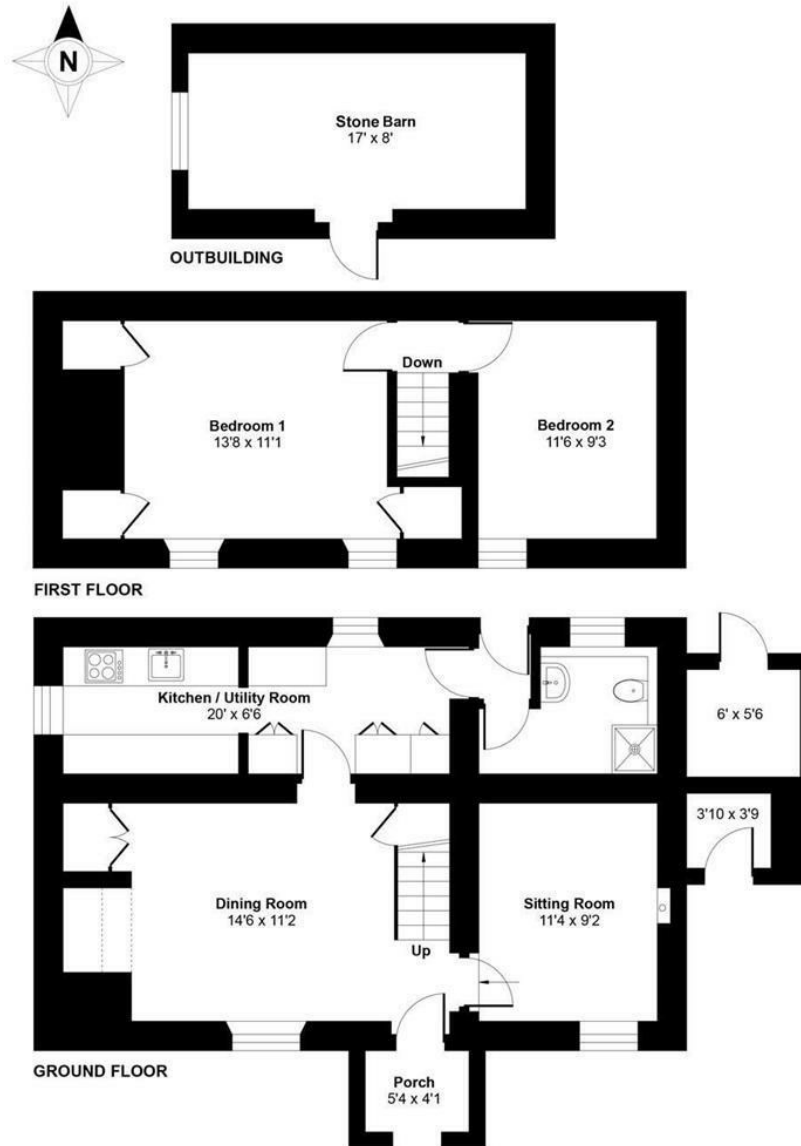
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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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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.

