

The Coach House, Kuggar, TR12 7LY







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This beautifully presented and thoughtfully upgraded four-bedroom home is full of character and charm. Each of the four bedrooms has its own en-suite, providing comfort and privacy throughout, ideal for family life or hosting guests.

The property also includes two self-contained cottages: one detached and one semi-detached to the main house, both with their own entrances and living facilities. Our client has said these are fully compliant with new rules and regulations. These versatile spaces are perfect for use as holiday lets, residential rentals, or accommodation for extended family, offering an excellent opportunity for additional income or flexible multi-generational living.

Set within a delightful village, the outdoor space is truly charming. With colourful flower beds, mature shrubs, and plenty of peaceful corners to sit and unwind, it offers a lovely retreat. The property also benefits from extensive gravel parking, providing ample space for several vehicles.

Located just a short walk from the beach, this wonderful home combines traditional character, generous proportions, and enviable coastal living, a rare opportunity in a highly sought-after location.



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Guide Price - £699,950

Location

This property enjoys a wonderful setting, offering all the best of coastal and rural living. Kuggar is a sleepy hamlet, within easy walking distance of Kennack Sands with its long sandy beach and rock pools to explore, also popular with local surfers. There is a choice of other nearby beaches, including the iconic Kynance Cove and the pretty and traditional fisherman's cove at Cadgwith.

Keen walkers will enjoy joining the South West Coast Path and taking the opportunity to view some of the most beautiful coastline in England. Nearby Ruan Minor offers day-to-day facilities, with a farm shop and café within walking distance. Wider facilities are available in nearby Mullion and Helston, with a range of schooling options, including the extremely well-regarded Mullion Secondary School.

The Coach House

This beautifully presented four-bedroom detached home offers spacious and versatile living throughout, ideal for families or those seeking modern comfort with eco-conscious features. Each of the four generously sized bedrooms benefits from its own en-suite, providing privacy and convenience for all.

At the heart of the home is a very large lounge with inglenook fireplace and log burner, perfect for entertaining or relaxing in comfort. The expansive kitchen/conservatory/dining area is a true standout within the house. Including a log burner and flooded with natural light, it provides a wonderful open-plan space for cooking, dining, and family living.

The property has been thoughtfully upgraded to include a range of energy-efficient features. These include fully owned solar panels, fully insulated walls and loft space, and a brand-new heating system powered by an air source heat pump, offering both sustainability and reduced energy costs.

The Stables

This light-filled and spacious one-bedroom cottage offers comfortable living with full residential use. It features a generous double bedroom, a separate study ideal for home working or hobbies, and a bright, open layout throughout.

While perfect as a permanent residence, the property also offers the flexibility to be used as a holiday let, providing excellent potential for extra income.

Fishermans Cottage

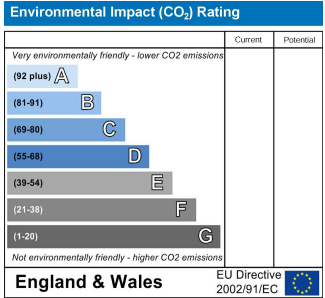
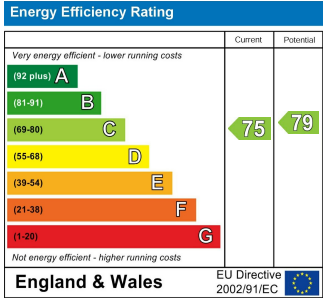
This bright and airy one-bedroom detached cottage offering a comfortable living space with full residential use. The property comprises of a generously sized bedroom/en-suite shower room and a open plan living/kitchen/dining area.

Ideal as a permanent residence, the annexe also presents the opportunity to be used as a holiday let, offering a fantastic prospect for generating additional income.

Measurements

- The Coach House -
- Conservatory/Kitchen/Diner - 9.03m x 5.04m
- Log Store Room - 1.64m x 2.71m
- Utility room - 2.1m x 2.03m
- Lounge - 10.3m x 3.87m
- Bedroom 2 - 2.74m x 3.24m
- Ensuite - 1.56m x 2.31m





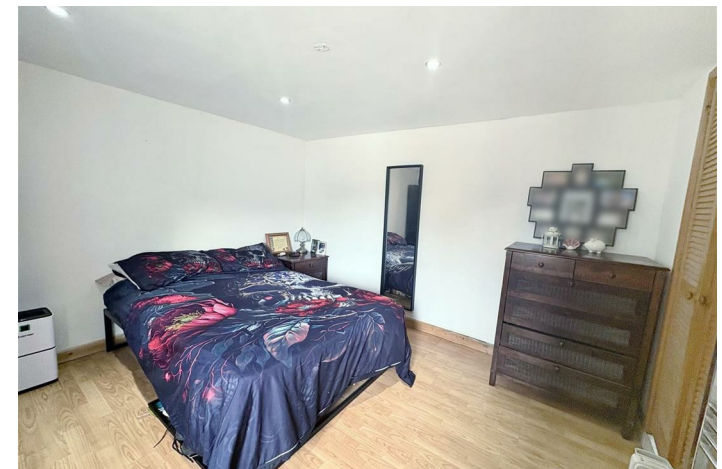
Bedroom 3 - 2.51m x 3.63m
Ensuite - 1m x 2.26m
Master Bedroom - 3.68m x 3.64m
Ensuite - 1.51m x 2.5m
Bedroom 4 - 4.2m x 3.8m
Ensuite - 2.3m x 1.77m

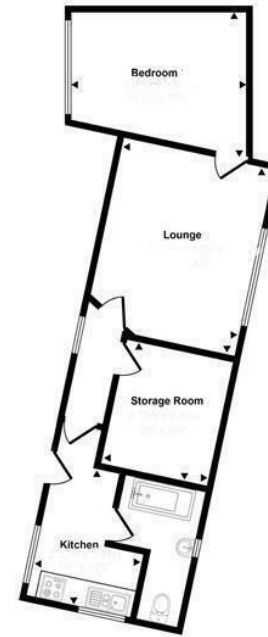
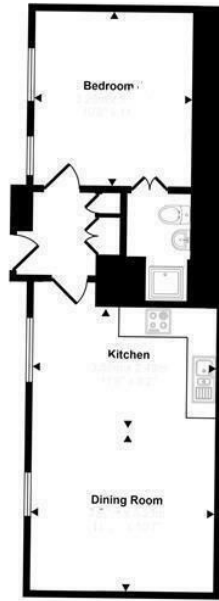
The Stables
Kitchen - 2.9m x 2.7m
lounge - 4.6m x 3.3m
Bedroom - 4.6m x 3.3m
Study - 2.4m x 3.3m
Bathroom - 2.9m x 1.7m

Fishermans Cottage
Open Plan Living Area - 5.69m x 3.91m
Bedroom - 3.43m x 3.40m

Parking

To the rear of the house, there is ample gravel parking for all three properties.





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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