

FOR SALE



The Old Post Office & Coth Lytherva, Cadgwith, TR12 7JY
Guide Price £750,000


MARTIN&CO

The Old Post Office & Coth Lytherva, Cadgwith

- STUNNING SEA VIEWS
- IDYLIC SETTING
- CENTRAL VILLAGE LOCATION
- DRIVEWAY PARKING

With a prominent position in the heart of the quintessential Cornish fishing village of Cadgwith is the former village Post Office, a beautiful, character property which has been in the same family for generations.



With a prominent position in the heart of the quintessential Cornish fishing village of Cadgwith is the former village Post Office, a beautiful, character property which has been in the same family for generations. The main house has three double bedrooms and the adjoining annex has two double bedrooms. There is a pretty cottage garden and lawn to the front, a beach-hut style garden studio, a private parking area, and an enclosed rear lawn. The property is well maintained and has been recently decorated.

The main house, known as Coth Lytherva, is accessed by both the village footpath and via a gravel drive from the main road which also provides private parking immediately adjacent. A gently sloping cottage garden and lawn leads up to the front of the property with a patio and distinctive veranda attached to the entrance porch.

Once inside you step into an open-plan lounge and kitchen with dining area. High ceilings on the ground floor provide a wonderful feeling of spaciousness with dual-aspect sash windows providing plenty of natural light and impressive sea views to the front. To the left of the kitchen is a small hallway with a rear entrance porch, a separate WC, plus a spacious bathroom with WC, pedestal sink, free standing bath and separate shower cubicle with electric shower. There is also a cupboard which houses the hot water tank. To the front of the property is the principal bedroom with, of course, sea views! Stairs lead from the reception room to the first floor where there are two further double bedrooms and a shower room. Casement windows to the front provide far reaching sea views from both bedrooms and pretty, arched feature windows on the side elevations provide lovely all-round village views. Immaculately presented, this much loved family home been well maintained and recently decorated.





Adjacent to the main house is the residential annex which formerly housed the village Post Office. The quaint wood-clad front porch is accessed via slate steps from the village footpath but the property is also accessed via the driveway at the rear. The front porch leads into a lovely bright lounge with vaulted ceiling and large windows on two sides. Through the lounge is a spacious kitchen and dining room which also has a side entrance. Beyond the kitchen are two double bedrooms and a spacious shower room with walk-in electric shower. To the front of the property there is also a beach-hut style studio. This annex is currently let on an AST until 13th March 2024 for £650 pcm but has previously been used as a successful holiday let.

Benefitting from a slightly raised position in the valley that is Cadgwith, the house has commanding sea views which skim the rooftops of the cottages and the Cove below. A pretty winding footpath leads from the property down to the shingle beach which is Cadgwith Cove, passing 'chocolate box' thatched cottages and of course the village pub. The beach is still very much the centre of the village with a small fleet of working fishing boats usually winched up on the beach and a pile of crabbing pots nearby. Cadgwith is one of those quintessential villages for which time seems to have stood still and is a wonderful location from which to access the rest of the Lizard Peninsula.

The village has its origins in medieval times as a collection of fish cellars in a sheltered south-east facing coastal valley. Houses, lofts, capstan houses and cellars constructed of local stone or cob walls and thatched or slate roofs were built along the beach and up the sides of the valley leading to Cadgwith's characteristic appearance. The Cadgwith Cove Inn remains the social heart of the village with regular Cornish folk music and singing. There is also a café, art gallery, church, shop and fresh fish shop (we highly recommend their lobster rolls!). The South West Coast Path provides some of the most picturesque footpaths to explore



nearby and the Devil's Frying Pan, a collapsed sea cave, is just a few minutes' walk from the village. Cadgwith also provides a wonderful base to explore the coast by paddle board or boat with the beautiful beaches and villages of the Lizard Peninsula easily explored by car.

Council Tax Banding: Coth Lytherva: E / Annex: A

EPC: Coth Lytherva: F / Annex: E.

Heating & Hot Water: An air source heat pump provides heating and hot water in the main house. Electric radiators are in the annex. There is an electric shower and under sink hot water heater in the annex.

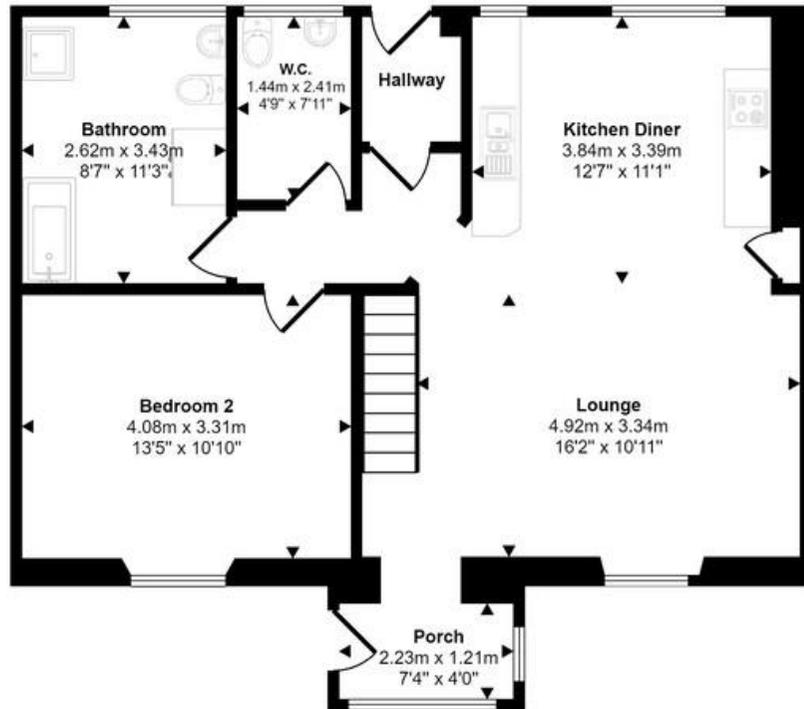
Utilities: Electric and Internet are supplied separately to the main house and the annex. The water supply is shared.

Driveway parking

Viewing: Strictly by appointment with Martin & Co Falmouth.
Telephone 01326 697 696

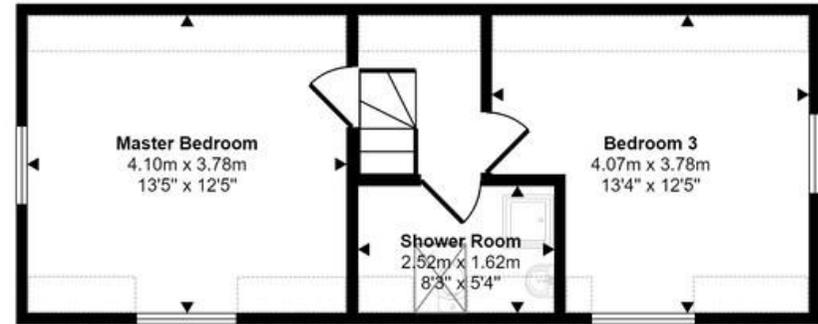


Approx Gross Internal Area
113 sq m / 1213 sq ft



Ground Floor
Approx 75 sq m / 804 sq ft

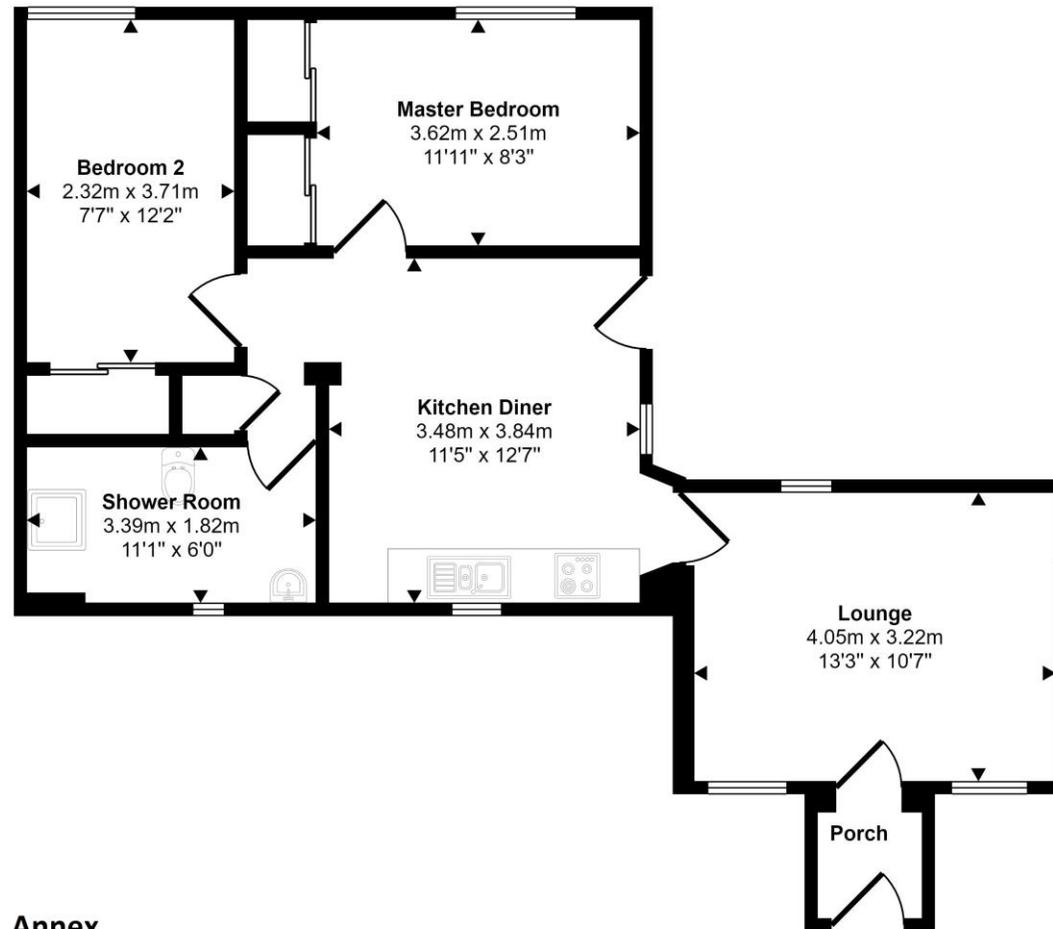
Denotes head height below 1.5m



First Floor
Approx 38 sq m / 410 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
61 sq m / 653 sq ft



Annex

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.