



A fabulous opportunity to purchase an exceptionally spacious and beautifully presented, broad fronting four bedroom detached house with integral three bedroom annexe, ideal for dependent relatives or dual living. The residence has been extended and enjoys glorious far reaching south westerly rural views, together with a large garage, generous private off road parking and well tended gardens. As sole acting agents we most thoroughly recommend an early viewing to appreciate this delightful family home. Freehold. EPC D63. Annexe EPC D62.



SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hallway. Living Room. Kitchen 1. Conservatory. Inner Hallway. Dining Room. Kitchen 2. Bedroom 1. Bedroom 2. Bedroom 3 with en suite. Bathroom.

First Floor

Landing, Bedroom 4 with En Suite. Bedroom 5 with En Suite. Bedroom 6 with En Suite. Bedroom 7.

Outside

Large detached single storey Barn. Generous gardens to both front, side and rear aspects. Large concrete driveway providing parking for numerous cars.

THE PROPERTY

A fabulous opportunity to purchase an exceptionally spacious and beautifully presented, broad fronting four bedroom detached house with integral three bedroom annexe, five bath/shower room, two reception room, extended detached residence, affording glorious far reaching south westerly rural views, together with a large garage, generous private off road parking and well tended gardens.

The newly extended residence offers a fabulous additional main contemporary kitchen which was built in 2016 which is integrated within a conservatory style design. The kitchen enjoys superb garden and far reaching rural views. Within the rear garden there is a very useful large detached single storey garage, offering potential versatile usage subject to gaining the necessary planning requisites.

Upon entering the reception hallway, doors lead off to the living room, inner hallway, the spacious stunning kitchen and conservatory overlooking the rear garden. From the inner hallway, further oak doors lead off to the dining room, three bedrooms and a family bathroom. A staircase ascends from the entrance hallway to the first floor landing, where doors lead off to four bedrooms (where three bedrooms offer en suite facilities).

This wonderfully presented versatile home offers extensive and immaculately presented spacious accommodation throughout the entire property. The home benefits from a light and airy ambience where the accommodation has been stylishly decorated throughout in a neutral colour scheme interspersed with quality wall paper coverings.

The property was built circa 1970, has painted external rendered elevations, under a pitched tiled roof, UPVC double glazed windows/external doors and warmed throughout by an impressive air source heat pump system. The efficiency of the heating system is

further enhanced by solar panels. We have been informed by our vendor that the property benefits from insulated cavity walls.

The front of the home offers extensive valuable private off road parking, together with established plants and trees. The stunning rear manicured garden is mainly laid to level lawn with planted borders stocked with a plethora of specimen plants providing much colour during the summer months. The rear garden is ideal for BBQ's and al fresco dining, whilst affording fabulous far reaching rural views over the surrounding countryside and also includes sea glimpses towards Porthleven and the southern Cornish coastline. The useful garage is located within the rear garden and offers much potential subject to planning permissions.

LOCATION

The house is located approximately three miles out of Helston on the B3302 in the direction of Leedstown, Hayle and St Ives and approximately half a mile from Sithney Primary School. The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

TENURE - Freehold Title

Council Tax Band E

DIRECTIONS

From Helston proceed westwards on the A394, then take the right turning by Chris Nicholls Garage signed Hayle/St Ives. Proceed along this road on the B3302 past the Camborne turning on the right whereupon the property can be found a short way along on the left hand side. The distance from Helston is approximately 3.5 miles.

SERVICES

Mains Water. Mains Electricity. Private septic tank. Electric Air Source heating.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

The property is approached from the generous driveway and up to the UPVC double glazed door opening into the entrance hallway.

Entrance Hallway

Porcelain tiled floor, radiator and ceiling lighting. Staircase ascending to the first floor accommodation. Glazed oak doors off to the inner hallway and living room.

Living Room 24'11" x 11'7" (7.59m x 3.53m)

A delightful bright and airy spacious living room with a window to the front aspect. Feature wall mounted electric fireplace. Two radiators, TV point, smoke detector and wall lighting. Doors to the main kitchen and conservatory.

Kitchen 1 21'9" x 10'5" (6.63m x 3.18m)

A fabulous double aspect contemporary kitchen which has been integrated within a newly built (2016) conservatory style room, complemented by a solar reflective pitched glazed roof. This stunning kitchen affords glorious garden and far reaching rural views over the surrounding countryside. The kitchen offers a generous selection of base/wall storage units including breakfast bars, and complemented by steel handles, stone effect work surfaces and ceramic tiled splash backs. Inset one and a half stainless steel drainer sink fitted with a mono mixer tap. Inset electric induction hob with a glazed splash back and stainless steel extractor canopy above. Integrated high level ovens. Freestanding dishwasher. Space provided for an upright fridge/freezer. Ceramic tiled floor and doors leading out into the rear garden.

Conservatory 19'6" x 9'5" plus 9'4" x 6' (5.94m x 2.87m plus 2.84m x 1.83m)

A superbly built quality south west facing UPVC double glazed conservatory, fitted with a hipped pitched roof incorporating ventilated roof lights and complemented with decorative finials to the ridge. Ceramic tiled floor and wall lighting. A pair of UPVC double glazed opening doors leading out into the garden. Sliding UPVC double glazed door leading into the dining room.

Inner Hallway

Inset ceiling lighting, smoke detector, storage cupboard and oak doors leading off to:-

Dining Room 17'8" x 10'8" (maximum) (5.38m x 3.25m (maximum))

Sliding door and an internal window overlooking the conservatory. Radiators, TV cable, telephone point and ceiling light.

Kitchen 2 10'7" x 10'5" (3.23m x 3.18m)

Selection of wood effect base/wall storage units. Inset stainless steel drainer sink fitted with a mono mixer tap. Inset electric induction hob with an extractor canopy above. Integrated high level electric ovens. Space provided for a fridge/freezer. Ceramic tiled floor. Cupboard incorporating the air source equipment, together with the pressured hot water cylinder. Wall mounted electric distribution board. Radiator, LED ceiling lighting, window and door to the rear garden aspect.

Bathroom 7'8" x 6'6" (2.34m x 1.98m)

A three piece suite comprising a paneled bath fitted with a mono mixer tap and shower attachment. Low level WC and pedestal wash hand basin with an illuminated vanity cupboard above. Electric towel rail radiator, vinyl floor and ceramic tiling to walls incorporating a dado feature. Window fitted with opaque glass, storage cupboard and ceiling light.





Bedroom One 13'9" x 8'4" (4.19m x 2.54m)

Window to side aspect. Extra recess with potential to have a fitted wardrobe. Radiator, TV point and ceiling light.

Bedroom Two 8'7" x 10'2" (2.62m x 3.10m)

Window to the front aspect, radiator and ceiling light.

Bedroom Three with En Suite 10'9" x 7'1" (3.28m x 2.16m)

Window to the front aspect, radiator and ceiling light.

En Suite B3 7'4" x 2'10" (2.24m x 0.86m)

Enclosed shower unit. Low level WC. Wash hand basin fitted with a mono mixer tap, vanity unit above and store cupboard below. Electric towel rail radiator. Vinyl flooring, ceiling lighting and extractor fan.

Staircase

Ascending from the entrance hallway. A carpeted open tread staircase fitted with painted newel posts and handrails ascending to the first floor landing.

First Floor Landing

Window naturally illuminating the landing and staircase areas. Storage cupboard and ceiling light. Quality oak doors leading off to:-

Bedroom Four with En Suite 12'5" x 10'4" (3.78m x 3.15m)

Window to the side aspect enjoying rural views. Two eaves storage cupboards. TV point, smoke detector and ceiling light. Door to the en suite.

En Suite B4 7'8" x 5'9" (maximum) (2.34m x 1.75m (maximum))

Shower unit fitted with an electric shower. Low level WC. Wash hand basin fitted with a mono mixer tap and cupboard below. Window to rear aspect, ceiling light and electric towel rail radiator.

Bedroom Five with En Suite 12' (maximum) x 9'10" (3.66m (maximum) x 3.00m)

Two windows overlooking the rear garden enjoying outstanding far reaching rural views. Wardrobe with fitted a sliding wooden door, together with a useful storage recess. Electric panel radiator and door to the en suite.

En Suite B5 7'7" (max) x 4'5" (max) (2.31m (max) x 1.35m (max))

Corner shower unit. Wash hand basin fitted with a mono mixer tap with a cupboard below and vanity mirror cupboard above. Shaver point. Low level WC. Ceramic tiling to walls. Electric towel rail radiator. Window fitted with opaque glass. Vinyl flooring.

Bedroom Six with En Suite 14'5" maximum x 9'3" maximum plus 9' x 2'10" (4.39m maximum x 2.82m maximum plus 2.74m x 0.86m)

Window to the side aspect enjoying rural views. Eaves storage cupboard. TV point, ceiling light and door to the en suite.

En Suite B6 6'1" x 5'11" (1.85m x 1.80m)

Shower unit. Low level WC. Pedestal wash hand basin with a vanity cupboard above and cupboard below. Window fitted with opaque glass. Electric towel rail. Vinyl flooring. Ceramic tiling to walls and ceiling light.

Bedroom Seven / Study 7'8" x 8'3" reducing to 5'10" (2.34m x 2.51m reducing to 1.78m)

Window to the front aspect, TV point and ceiling light.

OUTSIDE**Garage 43' x 11'10" plus 16'2" x 2'9" (13.11m x 3.61m plus 4.93m x 0.84m)**

An exceedingly generous garage fitted with an electric roller shutter door. Windows overlooking the rear garden. Newly installed wall mounted electric distribution board. Power and light connected.

Agents Note 1

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

The property has previously been used as a bed and breakfast business. The vendor has rented out the first floor bedrooms on a bed and breakfast basis.