



Set in a rural location, on a bridleway and surrounded by greenery is this fantastic versatile, detached residence with countryside views towards Gweek and across the fields towards Goonhilly. The property has four bedrooms, two with en suite shower rooms and a bedroom and bathroom on the ground floor. To the side of the property is a balcony/sun terrace which enjoys superb countryside views towards Gweek with a glimpse of the river. Freehold. EPC E48. Council Tax Band D.



THE PROPERTY

The property was originally a bungalow which we believe was built in 1933. Over the last 10 years it has been lovingly turned into this impressive four bedroom, three bath/shower room home which enjoys peace and tranquility. Located on a bridleway, away from main roads, on the outskirts of the highly sought after village of Gweek, which is a short walk from the property. The property is light filled throughout with most rooms having a dual aspect outlook.

Upon entering the porch, a door leads to the entrance hallway, where doors lead off to the generous living room with a lovely feature fireplace, kitchen/dining room, bathroom with walk in shower, bedroom three and the utility room. From the hallway the stairs lead to the first floor landing, from here there are two double bedrooms, both with en suite shower rooms and a single bedroom.

The residence is warmed by an oil central heating system, which also provides the hot water. It is further warmed by a multi fuel burner located in the living room. Majority double glazed windows with single glazed feature windows in the porch. Externally the property has been rendered and painted with slate tiles on the roof.

LOCATION

The quaint rural village of Gweek is a short walk from the property and nestles within a sheltered sylvan valley setting at the tidal limits of the Helford River. The superb day sailing waters can be accessed via the nearby boatyard, where the river meanders along the scenic shoreline and eventually flows into Falmouth Bay. Gweek boatyard offers a cafe and the area offers many splendid walks nearby, such as the famous Cornish footpath giving access to both north and south shorelines of the Helford River. The area is a natural haven for wildlife along the sheltered creeks, and the village hosts the National Seal Sanctuary which is an enormous attraction for summer visitors. The village offers a public house, local shop, gig club and a local bus service to Helston and Falmouth areas. The well

respected market town of Helston is only approx six miles distant offering an eclectic array of shops, schools and national supermarkets.

what3words

airbag.enrolling.cashew

COUNCIL TAX BAND D

EPC E48

TENURE - FREEHOLD

THE ACCOMMODATION COMPRISES

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Entrance Porch

A useful bright porch with two single glazed windows to each side and a window and half glazed door. Has a built in shoe cupboard which also provides seating. There is also a built in coat cupboard. Storage hatch. Radiator. Inset ceiling lights. Tiled floor.

Entrance Hallway

Stairs to the first floor. Exposed wooden beams. Laminate flooring. Velux type window. Two radiators. Inset ceiling lights. Doors to kitchen/diner, living room, bathroom, bedroom three and the utility room.

Kitchen/Dining Room

Kitchen Area 12'9" x 12'7" (3.89m x 3.84m)

A dual aspect room with double glazed windows to front, rear and side. A selection of cream colour drawers and cupboards with oak work surfaces, incorporating an induction hob with extractor fan above and a one and a half stainless steel sink and drainer with mixer tap. Integrated fridge/freezer. Integrated NEFF Pyrolytic self cleaning oven and NEFF combination microwave oven. An island with storage below and sitting space. Exposed wooden beams. Space for dishwasher. Two radiators.

Dining Area 9'4" x 8'6" (2.84m x 2.59m)

Space for dining table and chairs. Exposed wooden beams.

Living Room 22'3" max x 17'8" max (6.78m max x 5.38m max)

A generous room with dual aspect windows letting in lots of natural light. Four double glazed windows overlooking the gardens to the front and side. Large exposed wooden beams. Feature fireplace with multi fuel burner, stone surround and tiled hearth. Inset ceiling lights. Two radiators.

Bathroom

A fully tiled room with separate walk in shower, bath with mixer tap, WC and wash hand basin with heated mirror above and storage cupboards below. Heated towel radiator. Radiator. Inset ceiling lights. Frosted double glazed window to the side.

Bedroom Three 11'1" x 8'7" (3.38m x 2.62m)

Double glazed window to the rear with countryside views. Ceiling light. Radiator.

Utility Room 14'3" x 7'9" (4.34m x 2.36m)

A vaulted ceiling rising to 11ft. A range of built in storage cupboards, one used as an airing cupboard and houses the hot water tank. Spaces for fridge and freezer. Space for washing machine and tumble dryer. Oak work surfaces with Belfast sink and mixer tap. Wall mounted cupboards. Two Velux type windows. Double glazed door and double glazed window enjoying countryside views.

From the entrance hallway, stairs leading to the first floor.

First Floor Landing

Doors to three bedrooms. Loft hatch.

Bedroom One 15'5" x 14'2" (4.70m x 4.32m)

A dual aspect room with door to the sun terrace/balcony with vaulted glass roof and stunning far reaching countryside views towards Gweek Creek. Built in wardrobes. Wood effect flooring. Ceiling light. Radiator. Door to en suite shower room.

En Suite Shower Room

A fully tiled room with tiled floor. A shower cubicle with tiled surround and shower attachment. Wash hand basin with mixer tap, tiled splashback and oak worktop with





storage cupboards below. WC. Velux style window. Heated towel radiator. Inset ceiling lights.

Bedroom Two 13'5" x 8'11" (4.09m x 2.72m)

A dual aspect room with double glazed window to the front and side with a view of a neighbouring field. Built in wardrobe. Wood effect flooring. Ceiling light. Door to en suite shower room.

En Suite Shower Room

A fully tiled room with a tiled floor. A shower cubicle with shower attachment. WC. Wash hand basin with mixer tap and granite effect worktop with built in storage below. Heated towel radiator. Velux style window. Tiled floor. Inset ceiling lights.

Bedroom Four 11' x 6'9" (3.35m x 2.06m)

Velux style window. Ceiling light. Wood effect flooring.

OUTSIDE

To the front is driveway parking for two cars and a fenced and walled garden mainly laid to lawn with some planted hedges and borders. To the rear is a greenhouse and a lawn area enjoying superb countryside views.

SERVICES

Mains water, mains electricity, brand new certified

biological treatment plant, oil boiler for the central heating and hot water. For mobile and broadband coverage please visit Ofcom.org.

Agents Note

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.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.