



OFFERS INVITED & NO ONWARD CHAIN! Located in the iconic St Keverne Square is this exceptionally spacious four double bedroom, two reception room, period town house of huge charm. EPC E47. Council Tax Band D. Freehold.



THE PROPERTY

A very well presented town house, full of charm and character including features such as wooden beamed ceilings, some half height panelling and hand made painted panelled doors with port holes. On the ground floor is a kitchen/day room with access to the rear decked and mostly covered outside seating area. A dining room and living room, one of which overlooks The Square. On the first floor are three double bedrooms and a family bathroom with separate shower. On the second floor is a very generous bedroom.

Outside is a private, decked and mostly covered seating area, a workshop and access to Lemon Street.

Our vendor has owned the property since 1996 and believes the property was built around 1710-1720. It is built of stone, has slate tiles on the roof and is warmed by an oil fired central heating system which also provides the hot water.

LOCATION

The popular village of St Keverne has a good community and caters for every day needs and facilities including a shop, butchers, two public houses, health centre, church and primary school with comprehensive schooling being located at Mullion (served by a school bus) and Helston. Roskilly's is also a short walk. St Keverne was the starting point for An Gof to lead a march against taxes to Westminster over 500 years ago. Porthoustock and Porthallow are the nearest stone beaches with the Helford a short drive away with its majestic and renowned sailing waters.

what3words: acute.elbow.sideburns

SERVICES

Mains electric, mains water, mains drainage, oil fired central heating. According to Ofcom.org there is standard and superfast broadband and mobile coverage through EE and 3 for indoor coverage.

PARKING

There is no allocated parking with the property. (Our vendor parks directly outside the property on The Square and there is parking in the band room car park).

COUNCIL TAX BAND D

EPC E47

ACCOMMODATION COMPRISES

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

Double glazed front door leads into the:

Entrance Hallway

Tiled floor and feature panelling to half height. Ceiling lights. Doors to kitchen/dining room and two reception rooms, one leads into the other. Stairs lead to the first floor.

Living Room 13'5" x 12'6" (4.09m x 3.81m)

A cosy room with features such as wooden beamed ceilings and half height wall panelling. Wooden floor. Window sill seats with storage below. Two built in cupboards with built in speakers below. A feature fireplace which is not currently working or used but there is a flu and chimney in situ (this would need to be checked by a professional before use). Radiator. Two double glazed windows overlooking The Square.

Dining Room 13' x 7'6" (3.96m x 2.29m)

Wooden beamed ceiling and half height wall panelling.

Radiator. Wall lights. Double glazed window to the front. Door with port hole to living room.

Kitchen 15'6" max x 7'6" (4.72m max x 2.29m)

A painted wooden kitchen with wooden work surfaces incorporating Belfast type sink with mixer tap and cupboard beneath. A gas hob with separate combination oven below. Spaces for washing machine, tumble dryer, fridge and freezer. Inset ceiling lights. Double glazed window to the side and double glazed door to the rear. Understairs storage cupboard.

Day Room 11'9" x 11' (3.58m x 3.35m)

Double glazed window to the front. Radiator. Ceiling lights. Beamed ceiling. Tiled floor.

From the entrance hallway, a turning staircase leads to the first floor landing.

First Floor Landing

Doors lead to three double bedrooms and a family bathroom. Panelled to half height. Inset ceiling lights. Door with staircase to second floor bedroom.

Bedroom Two 12'10" x 12'8" (3.91m x 3.86m)

A good size double room with double glazed window overlooking The Square. Ceiling light and fan. Radiator.

Bedroom Three 12'9" x 9'3" (3.89m x 2.82m)

Built in wardrobe. Double glazed window to the front. Radiator. Ceiling light.

Bedroom Four 10'2" x 9'4" (3.10m x 2.84m)

Double glazed window to the front. Radiator. Ceiling light.

Bathroom

A panelled bath with flexi hose and tiled surround. Hand wash basin with tiled surround, lights above and cupboard below. A good size separate shower cubicle.





Low level WC. Cupboard housing the hot water tank. Double glazed window to the side. Laminate flooring. Inset ceiling lights.

Bedroom One 23'9" x 12'2" max (7.24m x 3.71m max)

A generous room with two double glazed windows to the front. Inset lighting. TV aerial point. Radiator. Door to attic space.

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.

Agents Note 2

There is a right of access to the neighboring property Treginges, through the gate to the right of Belletts Corner.

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.