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**Reppersfield Row,
Breage, Helston**

**Guide Price £370,000
Freehold**





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Property Introduction

A most delightful and charming double fronted 'tardis like' three/four bedroom terraced period cottage located in one of the most favoured areas within the popular rural village of Breage.

Situated at the end of the village the cottage enjoys superb far reaching country views to the rear across Tregonning Hill and Godolphin and has the benefit of a large garden. The surprisingly spacious accommodation currently offers a good sized sitting room with beamed ceiling, feature fireplace plus a large kitchen/breakfast room whilst to the rear on the ground floor there is also an study/bedroom four. The first floor currently has a bathroom and the principal bedroom benefits from an en-suite shower room and there are two further double bedrooms. The property benefits from oil fired central heating and in addition to its large garden, there is parking for three to four cars and a detached garage.

To truly appreciate the generous size of the rooms, location and quality of this cottage an inspection is strongly recommended.

Location

The village of Breage offers a general store with Post Office, a beautiful church and a popular Public House. The village also has a highly regarded Primary School and is surrounded by rolling countryside with many miles of beautiful rural walks.

Approximately three miles away is the ancient market town of Helston with its more extensive, schooling, shopping, and banking facilities as well as a popular sports centre and swimming pool. The village lies approximately two miles inland from the coast of Mount's Bay with its beautiful sandy beaches and coastline walks and other nearby towns include Penzance with its mainline Railway Station, St. Ives and Falmouth. The cathedral city of Truro is approximately twenty miles away.

ACCOMMODATION COMPRISES

Stable style entrance door into:-

ENTRANCE PORCH

Double glazed windows to sides, wall light, feature stonewalling and slate flooring. Door into:-

LOUNGE/DINER 11' 11" x 9' 5" (3.63m x 2.87m)
PLUS 16' 11" x 8' 5" (5.15m x 2.56m)

Two double glazed windows with deep sills overlooking the front garden. Feature stone fireplace with slate hearth and inset wood burning stove. Feature shelved alcove to one side. Beamed ceiling, two radiators, power points, television points, telephone

point and wall lights. Carpeted flooring, understairs cupboard. Doors off to kitchen and :-

OFFICE/BEDROOM FOUR 9' 5" x 9' 2" (2.87m x 2.79m) maximum measurements

Double glazed window to rear and door to kitchen. Telephone points, carpeted flooring and feature beams.

KITCHEN 13' 3" x 12' 0" (4.04m x 3.65m)

Range of wall, base and drawer units with worktop surfacing over incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Splash back tiling. Built-in electric oven with ceramic hob over and extractor hood above. Space and plumbing for dishwasher and space for fridge/freezer. Double glazed window and door to rear and door to office. Feature beamed ceiling, power points and tiled flooring. Wall mounted oil central heating boiler. Wooden stable style door to rear courtyard.

FIRST FLOOR LANDING

A carpeted turning staircase with balustrade rails leads to the first floor. High level window to rear elevation, radiator, power points and doors off to:-

PRINCIPAL BEDROOM ONE 12' 0" x 10' 11" (3.65m x 3.32m) maximum measurements

Double glazed window with window seat to front aspect enjoying views over the front garden. Carpeted flooring, radiator and power points. Folding door with decorative panels to:-

EN-SUITE SHOWER ROOM

Corner shower cubicle with mains shower being fully tiled, low level WC and pedestal wash/hand basin. Part tiled walls, stone tiled floor, radiator and inset ceiling lights.

BEDROOM TWO 9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed window to front aspect with deep sill. Radiator, power points, carpeted flooring and wardrobes with cupboards above.

BEDROOM THREE 8' 7" x 8' 5" (2.61m x 2.56m)

Double glazed window to rear with views to open countryside with full width shelf, radiator, power points, pendant light fitting and carpeted flooring.

BATHROOM

A three piece white suite comprising bath with shower over, pedestal wash/hand basin and low level WC. Two double glazed windows to rear with views to open countryside, radiator and vinyl flooring.

PARKING

A parking area leads to the garage providing ample parking, surrounded on two sides by white painted walling. Gated access to front garden.

GARAGE 14' 8" x 11' 9" (4.47m x 3.58m)

Double doors to front, lighting, power and range of shelving.

FRONT GARDEN

To the front of the property the garden is mainly laid to lawn with feature paved areas and flower beds having a range of plants and shrubs. A pathway leads to a gate providing access to the parking and garage. The garden is enclosed with a combination of walling and hedging. There is outside lighting and a double exterior electric socket.

REAR COURTYARD

To the rear is a courtyard style garden being fully walled with double gates to rear and a raised flowerbed. Outside tap and a wooden shed.

SERVICES

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, septic tank. Broadband/telephone subject to tariffs and regulations.

AGENT'S NOTE

Please be advised that the Council Tax band for the property is band 'C'.

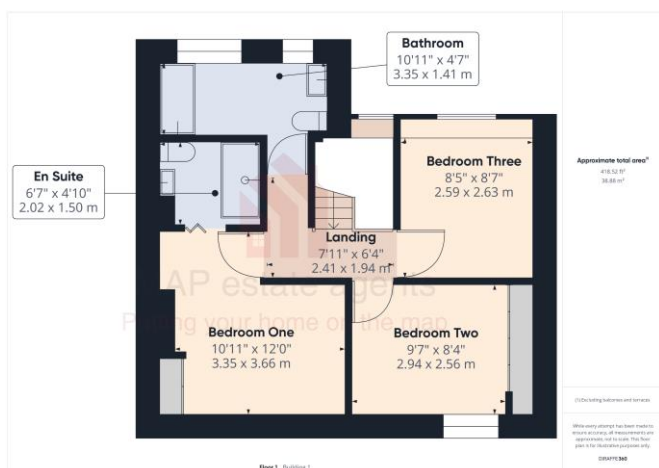
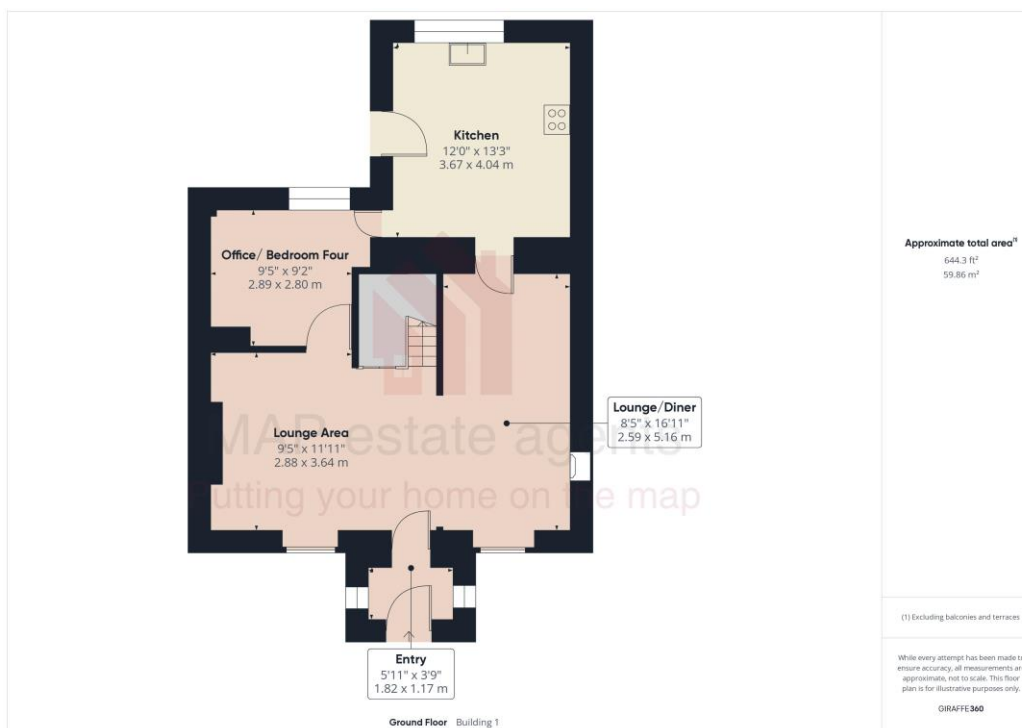


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Double fronted terraced charming period cottage
- Spacious accommodation, three/four bedrooms
- Principal bedroom with en-suite shower room
- Spacious shaped lounge/diner with beamed ceiling
- Generous sized kitchen
- Garage and ample parking space
- Beautiful countryside views and walks
- Oil central heating
- Village location
- No onward chain



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