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**Carthew, Wendron,
Helston**

**Offers Over £250,000
Freehold**





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Property Introduction

This charming semi-detached cottage is offered to the market with no onward chain.

The beautifully presented accommodation is arranged over two floors. On the ground floor, one will find the kitchen, bathroom, living/dining room and a lovely garden room giving access to outside. The two bedrooms boasting lovely open countryside views are located upstairs.

To the front of the property, there is off-road parking for three cars. The rear garden is most generous and mainly laid to lawn and enclosed by panelled fencing and Cornish hedging.

To the side of the property, there is a large workshop/storage.

Location

The village of Four Lanes is about one and a half miles away and provides a range of local amenities including a church and village halls as well as two public houses and a local shop/post office. The neighbouring towns of Helston is within seven miles, Falmouth eight miles and Redruth and Camborne are both within five miles distant. All are easily accessible and provide a wider range of retail outlets, including cafes, restaurants and bars.

Good sporting and social activity can be found nearby including the water sports centre at Stithians Lake which is approximately five miles distant. There is also a primary school in Pencoys (Four Lanes) and a comprehensive college at Helston about seven miles away. Further education is available at the expanding Tremough University in Penryn. There is a local bus service between Redruth and the Lizard (via Four Lanes, Wendron, Helston, and Mullion).

ACCOMMODATION COMPRISES

Double glazed panelled door to:-

KITCHEN 10' 0" x 8' 6" (3.05m x 2.59m) maximum measurements

Double glazed window to the side. Fitted with a matching range of white wall and base cupboards with butchers block working surfaces over and incorporating an inset stainless steel double drainer sink unit with mixer tap, space for fridge/freezer, built-in

stainless steel oven with inset hob and extractor over. Complementary wall tiling and space for dishwasher. Door to:-

BATHROOM

Double glazed window to the side. Fitted with a modern white suite comprising of a panelled bath with electric shower over, close coupled WC and pedestal wash hand basin. Range of cupboards with vanity shelf over.

LIVING/DINING ROOM 19' 0" x 12' 9" (5.79m x 3.88m) maximum measurements

Double glazed windows to the front and rear. This lovely light and airy open-plan space combines a dining area which opens into the living space with a feature solid fuel burner. Beamed ceiling, Television point, understairs storage cupboard and electric panel heater. Door to:-

GARDEN ROOM 13' 8" x 9' 0" (4.16m x 2.74m) maximum measurements, L-shaped

A dual-aspect room with windows to the side and rear with views over the rear garden and 'Velux' window. Laminate flooring and door to rear garden. Electric panel heater. From living/dining area, dog-leg stairs to:-

FIRST FLOOR LANDING

Access to loft and smoke alarm. Doors off to:-

BEDROOM ONE 12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to the rear gaining glorious open countryside views. Electric panel heater.

BEDROOM TWO 12' 8" x 5' 0" (3.86m x 1.52m) maximum measurements

Double glazed window to the rear gaining beautiful views over the surrounding countryside. Built-in cabin bed. Electric panel heater.

OUTSIDE FRONT

To the front of the property, there is a grassy off-road parking area providing parking for three to four cars. Door leading to:-

WORKSHOP 22' 0" x 9' 4" (6.70m x 2.84m)

Power and light connected and plumbing for washing machine.

REAR

The rear garden is mainly laid to lawn and offers a profusion of mature trees, plant and shrubs and a decked patio seating area. The garden is enclosed by panelled fencing and Cornish hedging and has a side path to the front of the cottage.

SERVICES

Mains water and mains electric. Septic tank drainage. The property has full fibre internet connected.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

Leaving Helston, join the B3297 to Redruth, continue to proceed on the B3297 for approximately seven miles (from Helston) and the property will be found on the right hand side opposite the lay-by. If travelling from Redruth on the B3297, after leaving Four Lanes continue and the property is on the left hand side (about one and a half miles outside of Four Lanes) with the lay-by on the right hand side. If using What3words: aviators.fits.rubble



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



MAP's top reasons to view this home

- Character cottage
- Open-plan living/dining space
- Garden room
- Two bedrooms
- Workshop
- Countryside views
- Electric panel heating
- Off-road parking area
- Generous rear garden
- No onward chain



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