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Cury, Helston



## Cury, Helston

Mullion Golf Club 1 miles | Poldhu Cove 1.5 miles | Mullion Village 2.5 miles | Helston 5.5 miles | The Lizard (UK's most southerly point) 7 miles | Falmouth 18 miles | Truro 21.5 miles | Newquay Airport 40 miles | Exeter M5 111 miles

Standing in a level plot with generous and well-tended gardens to the front and rear, this three bedroomed house is immaculately presented and enjoys far reaching rural views with the principal rooms all having dual or triple aspect, along with a generous conservatory off the lounge. If natural light is your thing then this could be the home for you.

Entrance hallway | Cloakroom | Lounge | Conservatory | Kitchen/dining room | Three double bedrooms, principal bedroom en-suite with walk-in wardrobe | Garage | Parking | Gardens

**Guide Price £475,000 Freehold**





## Property Introduction

The house, built in 2006 in a cottage style has a ground floor cloakroom, a well-proportioned kitchen/dining room with integrated appliances, a garage which has an integral door back into the kitchen with generous parking also to the front with a gated entrance set back from the road.

The three bedrooms are all of a good size, the principal bedroom has an en-suite shower and a fantastic walk-in wardrobe which needs to be seen to be believed!

Fully double glazed there is an oil fired central heating system and all within this village on the Lizard Peninsula with Mullion golf Course and Poldhu Cove all being within a short distance away.

## Location

Cury is a small village located within an Area of Outstanding Natural Beauty and is between the larger village of Mullion and Helston town.

Cury has a regular bus service and a village hall and located approximately a mile away is the links golf course at Mullion, the UK's most southerly golf course.

Helston and Mullion both have schooling, a range of shops, healthcare and leisure facilities.

Helston is perhaps most famous for the annual floral dance, one of the oldest British customs still practised today and is held in early May. There is the picturesque beach at Poldhu Cove, approximately one and half miles away and the Lizard Peninsula is home to a huge array of pretty villages, coves, walks and beaches which many people do not know about.

Truro, the main commercial hub for Cornwall, is just twenty miles away with the recently upgraded A30, the main road in and out of Cornwall, approximately fifteen miles away.

### ACCOMMODATION COMPRISES

Double glazed door into:-

#### HALLWAY

Engineered oak flooring which continues into the lounge and kitchen. Radiator. Large downstairs storage cupboard. Stairs to first floor. Doors off to:-

#### CLOAKROOM

Comprising of low level WC and wash hand basin with tiles and mirror over. Tiled floor. Radiator.

#### LOUNGE 19' 7" x 13' 0" (5.96m x 3.96m) maximum measurements

A stunning room with triple aspect, uPVC double glazed window to front overlooking the garden and further double glazed window to side and double glazed patio doors opening into the conservatory which floods light into the room. There is a feature fireplace with a 'Dimplex LCD/LED flame effect fire, plays a loop of real log fire with sound of crackling logs, we are reliably informed that on the rare cold and wet days in Cornwall this is a fantastic feature!

#### CONSERVATORY 15' 7" x 12' 0" (4.75m x 3.65m)

The conservatory is a fantastic feature with a pitched roof with doors opening to the garden. Wall mounted electric heater.





**KITCHEN/DINING ROOM 19' 8" x 12' 0" (5.99m x 3.65m)**

A dual aspect room with double glazed window to front and patio doors again opening to the outside. This room is light and is a good space. The kitchen is fitted with a range of units at both base and eye level including wine rack, dish rack and incorporates a 'Samsung' oven, four ring induction hob and 'Neff' extractor fan. There is space and plumbing for dishwasher, a stainless steel one and a half bowl sink unit with mixer tap above which is set into a large run of timber effect work surfaces. Coloured wall tiles. Internal door into garage.

**FIRST FLOOR LANDING**

Access to roof space. Doors off to:-

**BEDROOM ONE 13' 1" x 13' 0" (3.98m x 3.96m)**

Another spacious room with a double glazed window to the rear elevation which enjoys spectacular rural views. Radiator. Door to:-

**EN-SUITE**

'Mira Spirit' shower with cubicle which has brick effect tiling, low level WC and pedestal wash hand basin. Wall mounted towel rail. Frosted window to front elevation.

**WALK-IN WARDROBE 6' 2" x 6' 0" (1.88m x 1.83m)**

A super feature with a very good sized space with hanging rail and shelving. Radiator. Small double glazed window to front.

**BEDROOM TWO 10' 0" x 9' 9" (3.05m x 2.97m)**

Double glazed window to rear overlooking the garden and across to fields and countryside beyond - a really lovely Cornish countryside view! Radiator. Built-in double wardrobe with hanging rail and storage shelf above.

**BEDROOM THREE 10' 0" x 9' 6" (3.05m x 2.89m)**

Another double bedroom with double glazed window to front elevation enjoying the spectacular rural views. Built-in double wardrobe with hanging rail and shelf above. Radiator.

**OUTSIDE FRONT**

To the front a drive leads into a gated entrance with driveway parking for three/four cars and access to the garage. The front garden is screened with a hedge and fence bordered to the side with a lawn, feature granite scratching post, mature tree and pretty borders. There is access to both sides of the house which leads to the rear.

**GARAGE 19' 4" x 11' 0" (5.89m x 3.35m)**

Accessed via an internal door from the kitchen or from a pedestrian door to the rear, there is also an electric up and over door to the front. 'Worcester Heatslave' boiler supplying domestic hot water and heating. Space and plumbing for washing machine and tumbler dryer. Eaves storage. It should be noted that the sellers have done a pre-application with Cornwall Council to consider a bedroom/study extension above the garage which has been considered favourably.

**REAR GARDEN**

The rear garden is a great feature enjoying a southerly aspect, there is a large, virtually level lawn and mature hedge border to the rear and a large mature palm tree as a central feature along with a corner flower bed and outside tap. There a timber shed and a screened siting for the oil tank. The vendors advise that there are tame blackbirds that are occasionally hand fed!

**SERVICES**

Mains water and mains electricity. Septic tank drainage and oil heating.

**AGENT'S NOTE**

The Council Tax band for the property is band 'D'. The vendor advises the EPC is a grade 'C' due to high thermal values which delivers low heating costs.

**DIRECTIONS**

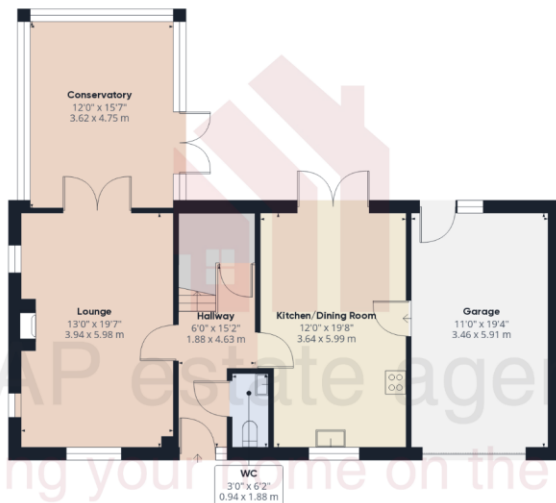
From the main A3803 pass Culdrose and at the roundabout past the base, take the second exit towards The Lizard. After a few hundred yards turn right signposted 'Cury', 'Poldhu Cove' and 'Golf Club'. Follow this road which will take you into the village of Cury, pass through the ford, then following the road right at the junction in the middle of the village,. After approx 500 yards the property will be found on your left hand side, just before the turning to Parc Enys. If using What3words:- calculating. evolution.info





## MAP's Top reasons to view this home

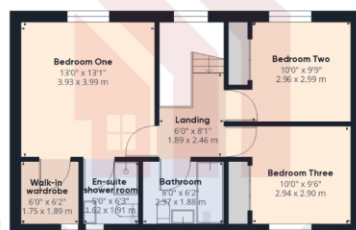
- Detached non-estate house
  - Three double bedrooms with en-suite shower to principal bedroom
  - 19' Lounge leading into 15' conservatory
  - Kitchen/dining room with integrated appliances
  - Beautiful, generous and virtual level garden to front and rear
  - Off-road parking for several cars and integral garage
  - Oil fired central heating system
  - Double glazed windows
  - Stunning rural views from the first floor
  - Beautifully presented
- sales@mapestategents.com**  
**www.mapestategents.com**



Ground Floor

Approximate total area<sup>(1)</sup>

1593.38 ft<sup>2</sup>  
148.03 m<sup>2</sup>



Floor 1

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

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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