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**Brill,
Constantine, Falmouth**

**Offers in the Region Of £190,000
Freehold**





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Property Introduction

These opportunities do not come up often - this detached two bedroom bungalow in its current state is deemed uninhabitable but a lucky buyer has the option to either renovate the current property or with the planning permission build a beautiful four bedroom reverse level home to take advantage of the lovely views.

The property presently comprises of two reception rooms, two bedrooms, a shower room, kitchen and utility.

To the outside there are gardens to front and rear, a garage and parking. The property enjoys a lovely position in this semi-rural location.

Location

Located on the outskirts of Constantine is the hamlet of Brill, this particular property backs onto farmers fields and looks out across the cricket ground, enjoying an elevated countryside view with distant sea glimpses. Brill is a small hamlet located few minutes from the village of Constantine which has an array of amenities on offer including village shops, a surgery and local public house, it also has the neighbouring creekside villages of Mawnan Smith and Gweek where there are further amenities on offer.

Positioned close to the Helford river, one of the most picturesque and unspoilt areas of Cornwall sitting within an area of natural outstanding beauty, with its deep sheltered valleys, wooded and hidden creeks that cut inland, this area offers swimming, sailing and water sports as well as having coastal walks and creeks and the area enjoys a climate that supports the subtropical gardens such as Glendurgan and Trebah.

ACCOMMODATION COMPRISES

Steps up and under a honeysuckle archway through a wrought iron gate, pathway leading to double glazed door opening into:-

CONSERVATORY 11' 0" x 9' 6" (3.35m x 2.89m)

Useful cupboard storage surround, night storage heater. Opening into:-

KITCHEN 13' 8" x 8' 6" (4.16m x 2.59m) maximum measurements

Double glazed window and Velux window above. Range of floor and wall mounted cupboards with worktop over incorporating sink and drainer. Space for cooker and fridge/freezer. Further night storage heater. Door into an inner hallway and a separate door into:-

LIVING ROOM 12' 9" x 11' 4" (3.88m x 3.45m) maximum measurements

Double glazed window. Night storage heater, feature fireplace with inset multi-fuel stove with hearth and mantelpiece above.

INNER HALLWAY

Leading to:-

SHOWER ROOM

Obscure glass double glazed window. Low level WC shower cubicle and wall hung sink. Tiled walls.

Further door from the inner hallway leading to:-

UTILITY ROOM 9' 0" x 5' 4" (2.74m x 1.62m)

Double glazed back door leading out to one of the driveways and parking and around to the back garden. Range of floor and wall mounted cupboards, worktop over, space for automatic washing machine, two double glazed windows and shelving.

BEDROOM ONE 10' 8" x 9' 2" (3.25m x 2.79m) plus door recess

Double glazed window. Integrated wardrobe.

BEDROOM TWO 9' 0" x 8' 11" (2.74m x 2.72m)

Double glazed window. Integrated wardrobe.

FRONT GARDEN

Gravelled seating space, pond and a picnic space. There is a range of well established plants plus a patio to the side. Concrete shed and further driveway.

GARAGE 17' 5" x 13' 4" (5.30m x 4.06m)

Side door access and up and over garage door to front.

REAR GARDEN

The rear garden backs onto farmland and has a useful storage shed and a log store. There are gravelled spaces, a vegetable patch and the garden is enclosed by walking. Useful outside tap and gate to driveway.

SERVICES

The property benefits from mains water and mains electric which is currently not working. Private drainage.

AGENT'S NOTES

The be advised that the Council Tax Band of this property is 'B'. There is full planning permission to demolish the current bungalow and build a four bedroom detached reverse level house with an integral double garage in its place, which will offer beautiful views and a lovely home. Please use planning reference PA23/09721 on the Cornwall Planning Portal for further information.

DIRECTIONS

Following the road towards Gweek/Constantine from Falmouth, go through Treverva and continue pass the 'Slice of Cornwall' cafe, travel up the hill and when you pass the electricity sub station on the right, the property is located on right hand side opposite Boulder Park Cricket ground. If using What3words:- kinds.butterfly.huts





MAP's top reasons to view this home

- Located on outskirts of Constantine
- Detached bungalow with planning permission
- Two bedroom bungalow with two reception rooms
- Garden, garage and driveway
- Planning to demolish and build a four bedroom reverse level home
- New build would have elevated views and integral double garage
- Option to improve the current bungalow
- Semi-rural location
- Opposite cricket ground
- Offered for sale with no onward chain



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