



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Porkellis | Guide Price £235,000  
Call us today on 01736 800919



**Discover the allure of village life with Hunters latest gem, an exquisite two-bedroom cottage near the heart of Porkellis. This home exemplifies the pleasing blend of character charm and contemporary finishes, integrating the appeal of cosy, traditional features with modern, renovated spaces. Outside you will find driveway parking, a detached timber garage, outbuilding, and a delightful garden. Contact Hunters today to schedule your viewing appointment.**



## The Property

As you step inside the convenient entrance hall, pause for a moment to take off your boots and hang up your winter jacket. Now, let's start this property tour from the heart of the home – the fabulous lounge/ diner.

Here, natural light pours in through windows to the front and side aspects, bouncing off the crisp, white painted walls. Above, characterful beamed ceilings add a touch of charm and tell tales of bygone eras. The focal point of the room? That would be the granite inglenook fireplace with wood burning stove, providing a sense of warmth that beckons cosy moments.

Moving on, the kitchen boasts a versatile array of wood-effect cabinets, offering ample storage, while the generous expanse of countertops is perfect for preparing family meals. The bathroom has been remodelled by our vendors with a modern white suite and stylish design finishes – the quality of finish and attention to detail are of a great credit to them.

Heading upstairs, on the first floor are two good size bedrooms, each with touches of character in the form of exposed beams and deep windowsills.

Finally, there is a boarded loft area with Velux window to the rear, just waiting to be explored.

## The Garage and Parking

To the side of the property, you will find a detached timber garage with double wooden doors opening onto driveway parking for one vehicle.

## The Outbuilding

To the rear of the property, is a small block-built store with UPVC double glazed windows to the front and rear. The utility of this building is enhanced by light and power.

## The Garden

Head through the gate and a gravel pathway leads you to the delightful gardens. Here, a pleasing array of mature plants and shrubs are interspersed between various inviting seating areas.

## Useful Information

Mains electricity and water

Private drainage

Council Tax Band 'B'

EPC Rating 51E

## Agents Note

Adverse mining report. Please contact agent for further information.

Suitable for cash purchasers only

## Viewings

Strictly by appointment only. Please contact branch.









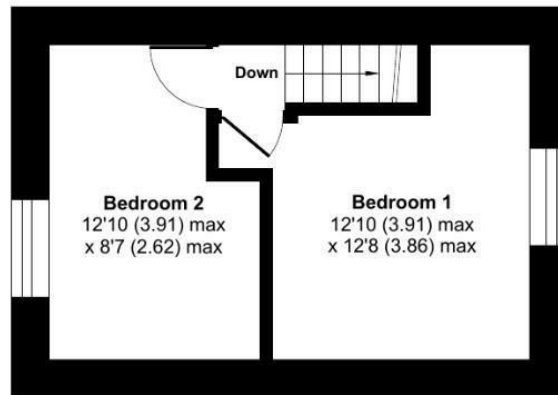
# Cherry Tree, Porkellis, Helston, TR13

Approximate Area = 720 sq ft / 66.8 sq m

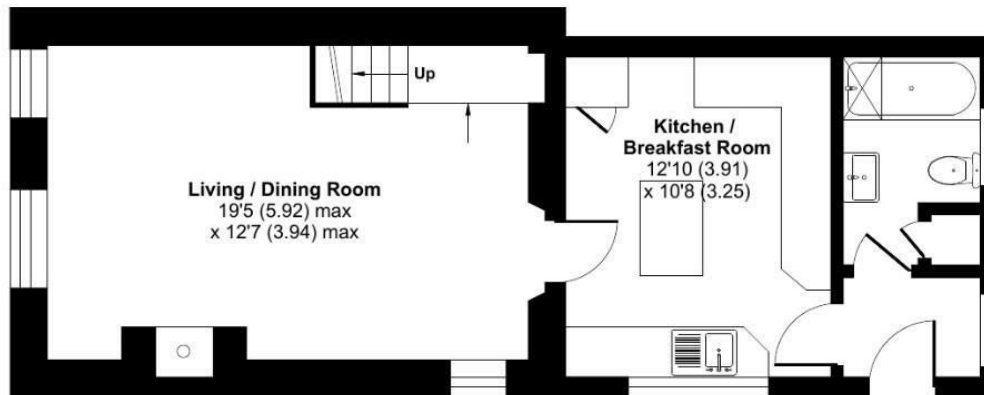
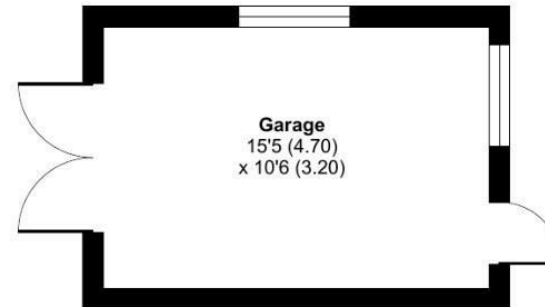
Outbuilding = 240 sq ft / 22.2 sq m

Total = 960 sq ft / 89 sq m

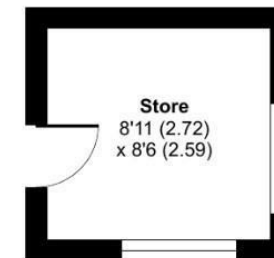
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henty Realty Ltd T/A Hunters. REF: 1063776

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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