



HUNTERS[®]
HERE TO GET *you* THERE

Gweek, Helston | Guide Price £375,000
Call us today on 01736 800919



Hunters Estate Agents are delighted to have been chosen as the sole selling agent, for this gem of a property. In our experience, homes in Gweek are always highly sought after, thanks to the village's strong sense of community spirit and its enviable location at the head of the picturesque Helford River.

Spanning 862 sq ft, this home provides bright, airy, and inviting living space throughout. The accommodation briefly comprises three bedrooms, a well-appointed kitchen, a spacious lounge/diner, and in addition to the family bathroom, there is also a separate cloakroom, so there should be no more queuing to get ready in the mornings!

Home buyers often list a garage, off street parking, and a garden, as some of their most important requirements. Luckily for this home, it benefits from all three.

We believe this property will appeal to a broad range of potential buyers, and we highly recommend booking an appointment to view at your earliest convenience, to avoid missing out.



The Property

Just a few minutes' stroll from the Creek, where you can admire the boats, lies the popular residential area of Forthcrom. As you approach the property, it makes a good first impression, with a well-tended front garden featuring a pleasant variety of mature plants and shrubs, and convenient driveway parking for two vehicles.

Inside, the layout of the accommodation boasts excellent flow, providing prospective buyers with a high level of versatility and flexibility. The property is naturally light, courtesy of the generously sized windows, typical of homes from this era.

Take a moment to pause in the welcoming entrance hall, where you can remove your boots and hang up your coat. To the right, you'll find the cloakroom, complete with space and plumbing for a washing machine. Directly ahead awaits the kitchen, boasting ample countertop and storage space. From the kitchen sink, enjoy a pleasant view of the boat masts in the creek—a delightful distraction while tackling the dishes!

Adjacent to the kitchen is the dual-aspect lounge diner, featuring a focal point woodburning stove that enhances the cozy atmosphere, especially on chilly winter evenings.

Completing the accommodation are three well-proportioned bedrooms and the family bathroom.

The Outside

At the rear of the property lies a delightful garden, complete with a raised patio area directly accessible from the kitchen—ideal for enjoying

alfresco dining during the warmer months. Steps lead down to a lush lawned area adorned with a charming pond, mature plants, and shrubs, as well as a delightful summerhouse that could serve as a wonderful studio or relaxation spot. A pathway meanders around to the garage and front gardens.

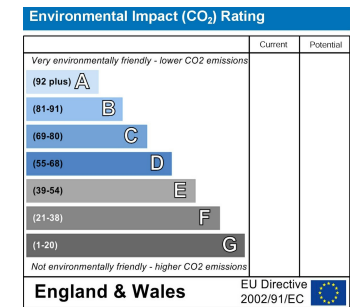
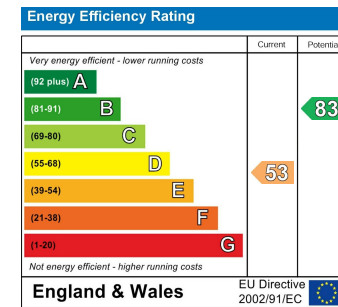
The Location

Welcome to the popular village of Gweek, nestled in the southern reaches of Cornwall, close to the renowned Lizard Peninsula. Situated inland from the Helford River and less than five miles northeast of Helston, Gweek is a wonderful place to call home.

Residents here relish in the charm of tranquil waterfront strolls, the convivial atmosphere of the local public house, and the camaraderie of community clubs. Additionally, within easy reach lies the highly acclaimed Zelda School, renowned for its outstanding Ofsted rating. Gweek truly epitomizes the essence of Cornish village life, offering both tranquility and convenience to its residents.

Useful Information

Council Tax Band - D
EPC Rating - 53 E
Mains electricity, water, and drainage.
LPG central heating





Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

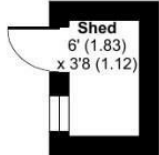
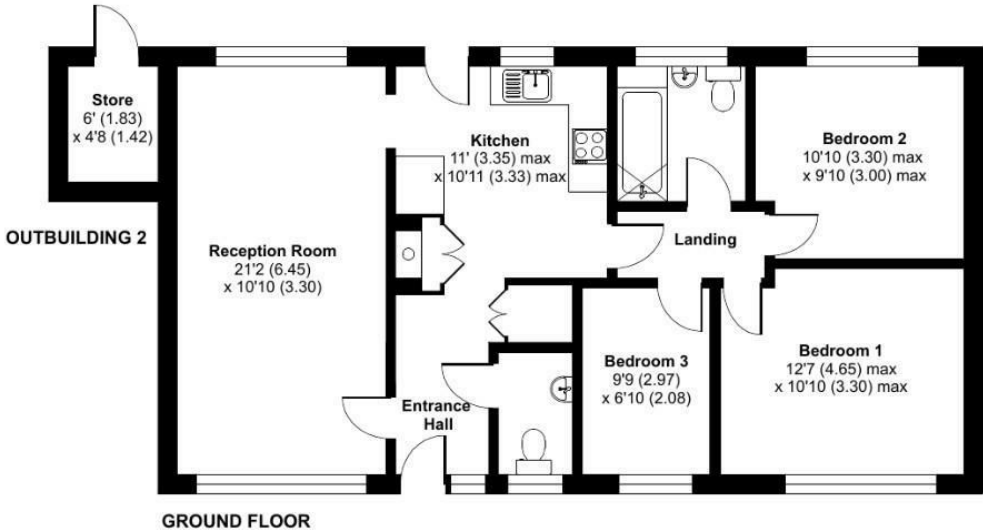




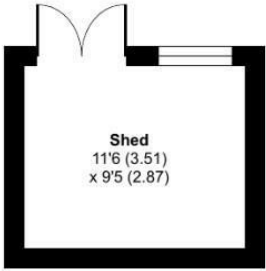
Forthcrom, Gweek, TR12

Approximate Area = 862 sq ft / 80 sq m
 Garage = 157 sq ft / 14.5 sq m
 Outbuildings = 159 sq ft / 14.7 sq m
 Total = 1178 sq ft / 109.4 sq m

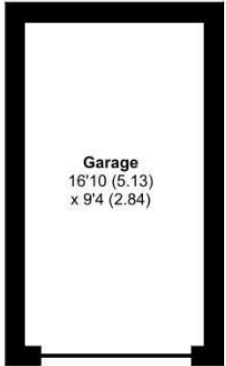
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OUTBUILDING 3



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for HENDY REALTY LTD T/A HUNTERS. REF: 1087423

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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