



HUNTERS[®]

HERE TO GET *you* THERE

Porkellis, Helston | £285,000
Call us today on 01736 800919



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.



Chyvean, Porkellis, Helston, TR13 0LB

Guide Price £285,000

Are you looking for a home with a cosy, characterful ambiance? If so, your search ends here with this gorgeous two-bedroom semi-detached stone cottage with enchanting garden, nestled in the heart of the highly sought after semi-rural village of Porkellis. Contact Hunters West Cornwall today to schedule your viewing appointment!

The Property

As you approach the property, it makes a splendid first impression. The cottage emanates an irresistible aura of character and charm, showcasing stone elevations adorned with meticulously crafted cut granite lintels and quoins, and traditional box sash windows, all under the embrace of a traditional slate roof.

Head through the garden gate and down a set of steps, and a gravelled pathway takes you around to rear of the property. You'll pass the delightful garden, which features a lovingly maintained range of mature plants and shrubs, in addition to a small outbuilding which is used as a utility room.

Step inside and the house tour begins in the conservatory, which enjoys a sunny south easterly aspect and overlooks the rear garden. The remaining accommodation on the ground floor includes the kitchen, dining room, sitting room with rustic Inglenook fireplace with wood burner, and bathroom. To the first floor you will find two good size bedrooms.

The Location

Surrounded by lush, rolling green countryside, the village of Porkellis offers a peaceful escape from the bustle of the nearby towns. Its traditional stone cottages and scenic landscapes create a lovely setting, capturing the essence of Cornwall's inland, rural beauty. The villages' central location makes it popular with commuters, with the towns of Helston (5.9 miles), Falmouth (9.1 miles), Redruth (6.3 miles) and

Truro (13 miles) being within a reasonable driving distance. The village is rich in community spirit, and features a highly regarded public house and a bus stop. Nearby in the hamlet of Halwin, you will find a primary school, making the area very popular with families.

Useful Information

EPC Rating 'E'
Council Tax Band 'B'

General Enquiries

Hi there!

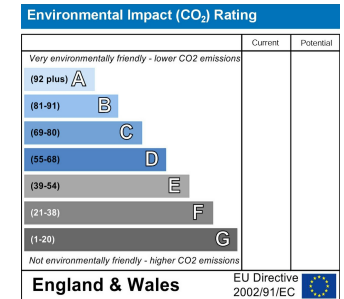
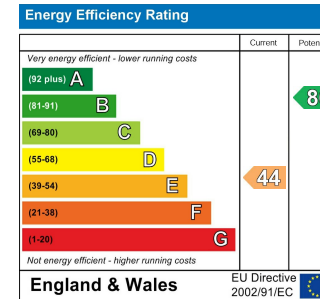
I hope you're having a great day :)

I'm Jamie Hendy from Hunters West Cornwall.

If you have any further questions about this property, or if you would like to arrange an appointment to view, please don't hesitate to get in touch - I will be more than happy to help. If you ring our national telephone line, just ask to speak with me at the West Cornwall branch.

If you need to sell your home too, please let me know and I can arrange a free, no-obligation valuation for you. I offer appointments from 8am to 8pm seven days a week, so I can work around your schedule.

Thanks for reading.



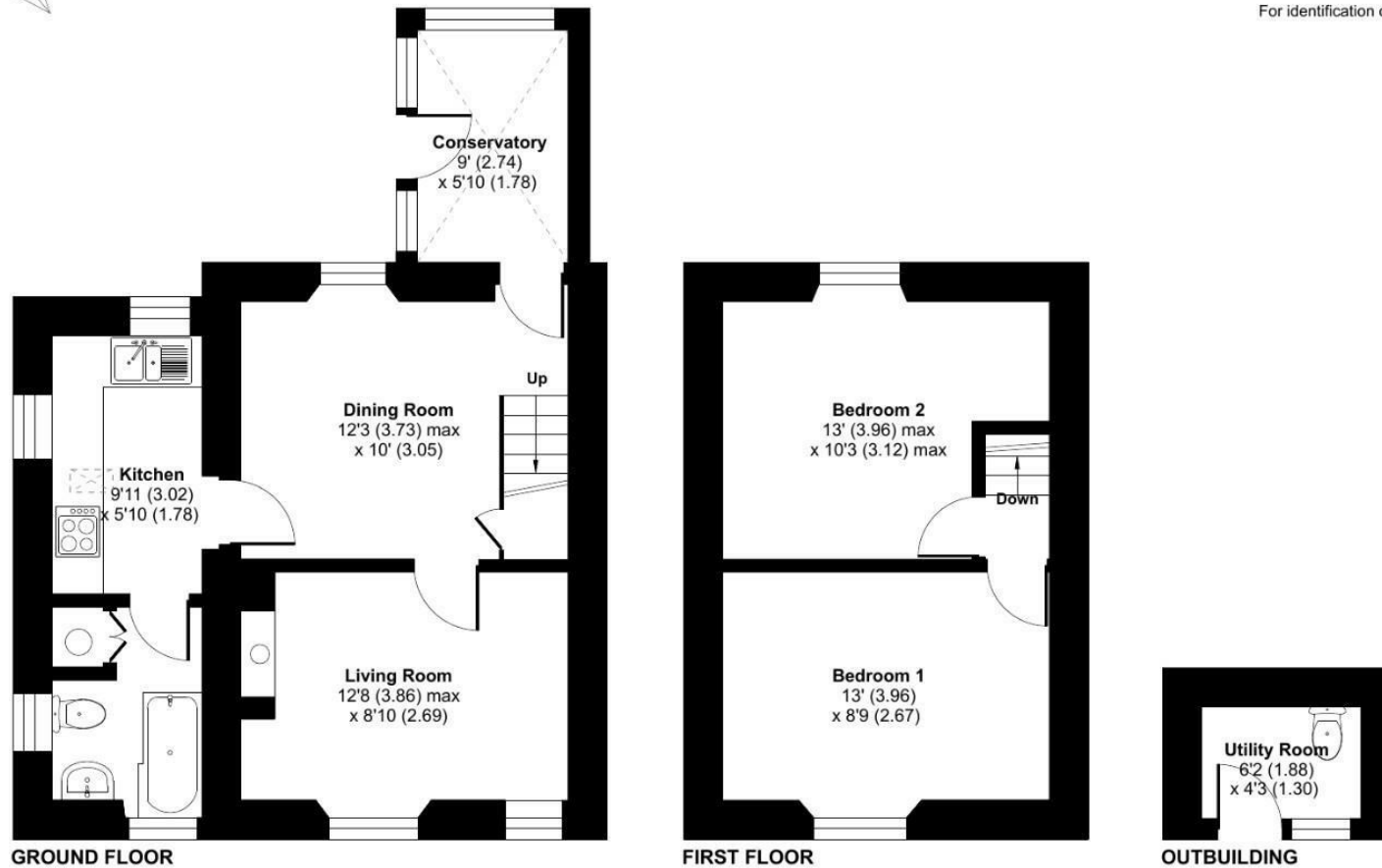
Porkellis, Helston, TR13

Approximate Area = 695 sq ft / 64.5 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 722 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hendy Realty Ltd T/A Hunters. REF: 1052923

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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