



Seworgan, TR11 5QN

Guide Price £650,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Welcome to Badgers Brook, Located in the Highly Sought After Area of Seworgan

**Guide Price £650,000**

Looking for a place that feels like home the moment you step inside? With its peaceful rural hamlet location and warm, welcoming feel, this detached home could be just the one. It's nestled within beautifully established gardens, filled with carefully nurtured subtropical plants, a true oasis of calm and nature. Internally, the three-bedroom, three-reception accommodation is wonderfully spacious and highly versatile and could possibly lend itself well to multigenerational living with an annexe area. The property benefits from a garage and generous in and out driveway, providing ample parking for multiple vehicles. Viewing highly recommended.







### The Property

As you arrive, twin gates open to reveal a sweeping in-and-out driveway, offering ample parking and framed by lush, vibrant planting that evokes a Mediterranean charm. A welcoming path then guides you to the front door.

Step inside to a generous hallway, where you'll find the staircase leading down to the ground floor, along with doors to two bedrooms, a bathroom, and the main reception room. Both bedrooms are spacious, dual-aspect doubles filled with natural light, while the bathroom is equally generous in size. A standout feature of the home is undoubtedly the sitting room — an exceptionally large, triple-aspect space with natural light pouring in. Its flexible layout offers endless possibilities for furnishing, and a striking picture window frames idyllic views over the beautiful gardens.

Downstairs, you'll find a welcoming kitchen-diner, complete with charming wooden cabinetry that offers ample storage and generous worktop space — perfect for everyday living and entertaining. A separate utility room adds extra practicality. There's also a ground floor bedroom and a shower room, along with a spacious reception room that



can be accessed either through the bedroom or via its own private external entrance — ideal for guests, hobbies, or even a home office setup. And yes, there's a conservatory too — a lovely spot to relax and enjoy the garden views.

### The Garden

The gardens here are a true oasis, lovingly nurtured over the years to create a peaceful, private retreat. A section of mature woodland leads down to a picturesque stream, while a sheltered patio area offers the perfect spot for outdoor dining or quiet reflection. There's also a neatly lawned area to enjoy, all surrounded by nature and tucked away from the world — secluded, tranquil, and utterly blissful.

### The Location

Seworgan is a charming rural hamlet set amidst the gently rolling countryside of west Cornwall. Tucked away within the parish of Constantine, it offers a peaceful, countryside lifestyle while still being conveniently positioned between two of the area's most notable towns. Within ten miles lies Falmouth, a vibrant coastal destination known for its historic harbour, beaches, independent shops, and lively cultural scene. To the west, Helston provides a more traditional market town





atmosphere, with a good range of local amenities, schools, and easy access to the Lizard Peninsula. The location strikes a perfect balance—secluded and tranquil, yet well connected to the coast and surrounding communities.

**Useful Information**

Local Authority: Cornwall Council

Council Tax Band: E

Energy Performance Certificate: 44E (potential 61D)

Services: Mains water and electricity. LPG central heating. Septic tank drainage.

Construction: Cavity block

Mobile Coverage: According to Ofcom Mobile checker - EE variable in home, good outdoor, 02 good outdoors, 3 good outdoor, vodafone good outdoor

Broadband Coverage: According to Ofcom Broadband checker ultrafast broadband may be available with download speeds up to 1800 Mbps

Heating: LPG

Title: Freehold

Attachment: Detached

Parking: Garage & driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**DISCLAIMER**

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.

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

**HUNTERS<sup>®</sup>**  

---

**EXCLUSIVE**





**HUNTERS<sup>®</sup>**  
EXCLUSIVE