



Prilla House



Prilla House

Carnkie, Helston, TR13 0DZ

Porthleven 8 Miles, Falmouth 8 Miles, Truro 12 Miles.

An attractive granite fronted cottage, offering a blend of traditional style with contemporary modern living.

- Detached Three Bedroom Cottage
- Woodburner
- Summer House
- Modern Finish
- Council Tax Band D
- Open Plan Kitchen
- Utility Room
- Parking
- Easy Maintenance
- Freehold

Guide Price £425,000

SITUATION

The small village of Carnkie lies between Porkellis and Rame and only a short drive from the popular towns of Falmouth and Helston.

The nearby larger Towns of Falmouth and Helston are both within easy reach and offer a wider range of shops and leisure facilities as well as senior schooling in both Towns. Falmouth is known for its deep natural harbour on the Fal Estuary, and beaches like Swanpool and Gyllyngvase. The National Maritime Museum Cornwall has interactive galleries and a flotilla of model boats. Falmouth holds many events, the International Sea Shanty Festival and Oyster festival to name a few.

The capital city of Truro is 14 miles away, once more offers a wider range of national and independent retailers as well as senior schooling and access to the rail network connecting Truro to London.

Approximately 3 miles to the southwest of the town is the charming unspoilt fishing village of Porthleven with the beautiful wooded creeks of the Helford River readily accessible. The property is also ideally located to access the Penrose National Trust Estate, a haven for walkers and cyclists.



THE PROPERTY

Prilla House is an attractive granite fronted cottage, offering a blend of traditional style Cornish cottage with contemporary modern living.

The property is entered through a slated porch covered central front door. The ground floor accommodation offers a spacious and light dual aspect family room, with views to the front area and across the fields beyond, and double doors to the rear courtyard.

On the ground floor there is an impressive modern open plan kitchen with flexibility to be a dining space or sitting room. The triple aspect room is flooded with light and offers the highly desirable living kitchen that is sought after in a modern property. Prilla House offers a contemporary modern kitchen with cleverly integrated appliances offering a clean and open space to entertain. Off the kitchen is a useful ground floor WC and utility, and access to the rear courtyard.

The first floor accommodation comprises of three bedrooms, all with integrated storage. The master ensuite bedroom and bedroom two both enjoy far reaching countryside views across to Helston and Culdrose. A well appointed family shower room completes the accommodation.

OUTSIDE

To the front of Prilla house is a large gated, paved yard allowing parking for two cars, with a number of raised beds. The front area is bordered with a variety of established shrubs and border plants on two sides, with a substantial workshop and south facing summerhouse on the other.

Access is available on both sides of the property to the rear courtyard, again with established borders offering a high degree of privacy and offering rear access to the house.

SERVICES

Mains Water, drainage and electricity.

External Oil fired boiler.

Superfast Broadband available (Ofcom)

EE, O2 and Three Signal available (Ofcom)

VIEWINGS

Strictly by appointment through Stags Truro Office - telephone 01872 264488.

DIRECTIONS

From the A394 heading toward Helston, take the right hand turning at Rame Post Office, and continue for around 300m and bear left signed Carnke. As you enter the village of Carnke, Prilla House will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	82
EU Directive 2002/91/EC			

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Approximate Area = 1164 sq ft / 108.1 sq m
For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1107532