



The Manse



# The Manse

St. Keverne, Helston, TR12 6LY

Coverack 2 miles Helston 12 miles Falmouth 18 miles

A handsome detached 4 bedroomed former Manse discreetly positioned close to St Keverne square.

- 4 Bedroom Detached House
- 2 Bathrooms
- NO ONWARD CHAIN
- Gardens
- Freehold
- Period Property
- Master En-suite
- Studio
- Utility
- Council Tax Band D

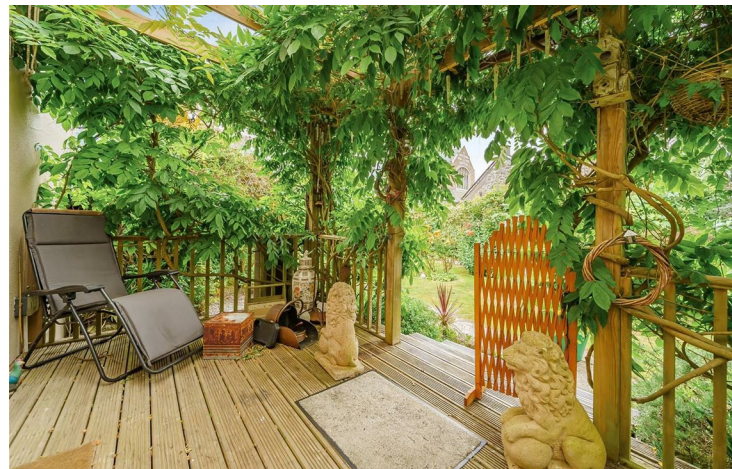
Guide Price £585,000

## SITUATION

The Manse is discreetly located off the square in the heart of the village of St Keverne.

This thriving village offers a good variety of facilities and amenities including two public houses, village store with newsagents and Post Office, highly regarded butchers, church, surgery, primary school, and garage.

The market town of Helston is twelve miles distant offering a more comprehensive range of retail facilities. Close by is Godrevy Cove in an Area of Outstanding Natural Beauty giving direct access to the South West Coastal Path, beautiful beaches and rugged coastline famous for The Manacle Rocks off the Lizard peninsula.



## THE PROPERTY

A superb example of a late Victorian former Manse set back from the road just off the central square in the heart of St.Keverne.

The property offers generously proportioned rooms throughout with a host of traditional and characterful features including a charming staircase with stain glass window, cornice ceilings, decorative arches, feature fireplaces, and large picture sash windows.

Steps up lead from the private off road parking, the front door opens through to the ground floor accommodation, comprising: Entrance hallway, large sitting room, lounge, dining room, kitchen and utility/WC.

Stairs from the entrance hallway rise to the first floor accommodation comprising, three double bedrooms with master en-suite, single bedroom and family bathroom.

## OUTSIDE

The property offers ample paved parking to the front for 4-5 cars.

To the side of The Manse is an attached former garage, now repurposed as a studio benefiting from power and insulation. In addition to the Studio, is a small range of brick outbuildings and a bespoke timber folly.

A well stocked private walled garden can be found to the side, with raised covered decking area.

## SERVICES

Mains water, electricity and drainage.  
Superfast Broadband available (Ofcom)  
EE signal Likely, Three signal Limited, O2, Vodaphone limited (Ofcom)

## VIEWINGS

Strictly by prior appointment with Stags' Truro office on 01872 264488.

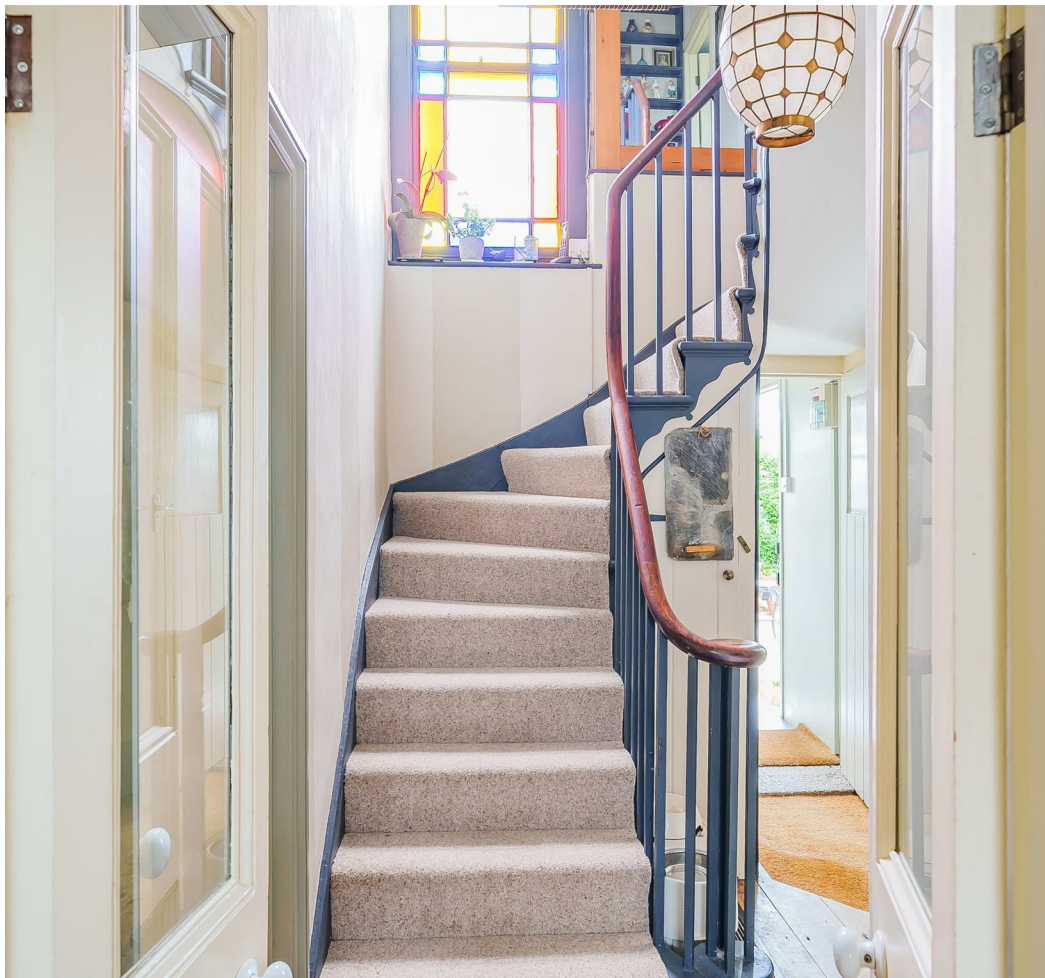
## DIRECTION

From Truro take the Helston Road, continue past Culdrose and turn left at the mini roundabout sign posted towards St Keverne.

On entering the village of St Keverne continue to the square and follow the road around to the left. The Manse 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.



### The Manse, Commercial Road, St. Keverne, Helston

Approximate Area = 1520 sq ft / 141.2 sq m  
 Outbuildings = 321 sq ft / 29.8 sq m  
 Total = 1841 sq ft / 171 sq m  
For identification only - Not to scale

**FIRST FLOOR**

- Bedroom 3: 14' x 10'9"
- Bedroom 2: 11'10" x 11'5"
- Bedroom 4: 8'6" x 7'5"
- Bedroom 1: 11'10" x 11'5"
- Down

**GROUND FLOOR**

- Sitting Room: 12'5" x 9'10"
- Kitchen: 8'9" x 7'10"
- Dining Room: 12' x 11'6"
- Reception Hall
- Lounge: 14' x 13'2"
- Utility / WC
- Up

**BRICK OUTBUILDING**

- Folly: 6'7" x 5'4"
- Studio: 14' x 10'
- 4'7" x 3'6"
- 4'9" x 4'7"
- 10'9" x 9'9"



| Energy Efficiency Rating                                   |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> |   |                         |           |
| (92 plus)  | A |                         | 84        |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F | 33                      |           |
| (1-20)   | G |                         |           |
| <small>Not energy efficient - higher running costs</small> |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

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