



Highstead Rise



# Highstead Rise

High Street, St. Keverne, Helston, Cornwall, TR12

Coverack 2 miles Helston 12 miles Falmouth 18 miles

A large detached bungalow in an excellent plot on the edge of the popular village of St.Keverne.

- Deatched Bungalow
- 3 Bedrooms
- Garden
- Parking
- Freehold
- Edge of Village Location
- Sunroom
- Garage
- Views
- Council Tax Band D

Guide Price £498,000

## SITUATION

The Lizard Peninsula remains one of the most unspoilt areas in Cornwall renowned for its picturesque coastal scenery and untouched rural hinterland.

The peninsula is the most southerly point of England with wide expanses designated an Area of Outstanding Natural Beauty and owned by private estates or The National Trust.

The village of St Keverne in itself offers everyday facilities including butchers, newsagents, village stores/post office, public houses, church and doctors surgery.

A regular bus service leads to the nearby market town of Helston, approximately twelve miles distant, with a full range of shopping and commercial facilities.



## THE PROPERTY

Highstead Rise features bright and generously proportioned accommodation throughout the entire bungalow.

At its heart of the property is the highly sought-after living kitchen, boasting a contemporary finish and practical layout.

A real feature of the property is the impressive living room, complete with a wood burner, seamlessly flows into the recently added and modern sunroom. The triple-aspect sunroom serves as an additional reception room, overlooking the private garden and offering distant sea & countryside views.

The bungalow includes three generously sized double bedrooms with ample storage. The third bedroom is currently used as an office but is easily spacious enough to function as a double bedroom if needed.

Additionally, there is a fully fitted family bathroom, a separate WC, and both front and rear porches.

## OUTSIDE

The exterior of Highstead Rise features a long private driveway that leads to ample parking at the front of the property.

Accessible from both sides of the house, the rear garden is expansive and includes a greenhouse, a patio area, and steps leading to the main lawn area adorned with flower beds and borders.

## SERVICES

Mains water, electricity and drainage. Airsource central heating.

Solar Panels (owned outright)

Superfast Broadband available (Ofcom)

EE signal Likely. O2, Vodafone and Three signal - None (Ofcom)

## VIEWINGS

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

## DIRECTIONS

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 the property will be evident on your right hand side opposite Polventon House.

## PLANNING PERMISSION

Please note planning application has been granted for the 14 dwellings in the adjacent field. This has been withdrawn, and an updated application submitted

Reference PA24/04412

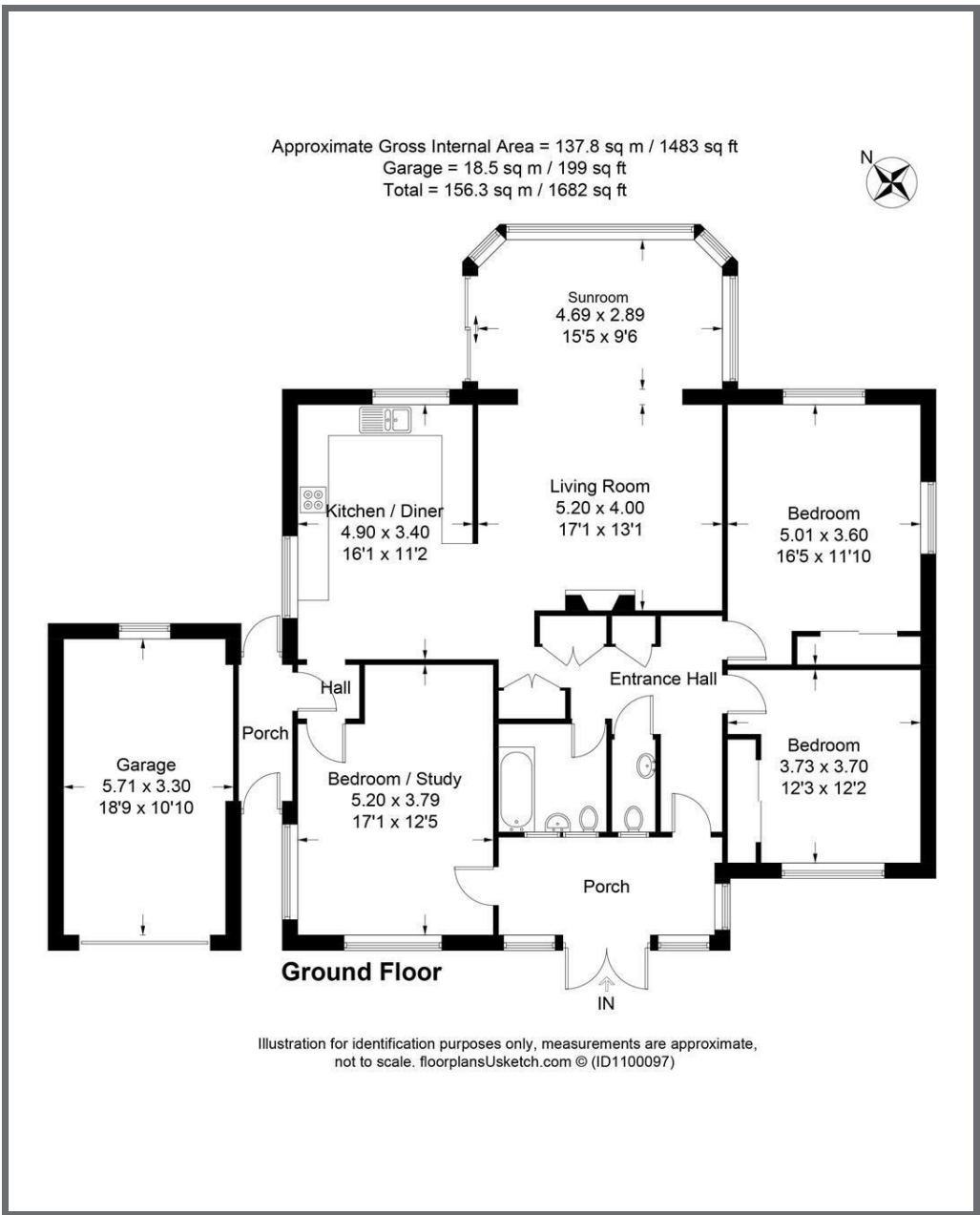
Proposal DoM to amend Affordable Housing Mix to 4 x Intermediate

Discounted Sale Units - Discount 20%

Status Awaiting decision



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                             |   | 81      | 87        |
| EU Directive 2002/91/EC                     |   |         |           |

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