



Raun Gwel, Sunny Corner, Gweek, Helston, TR12 6TX

Guide Price £525,000

An outstanding 'brand new' detached home, located moments from the centre of the extremely sought-after village of Gweek. The property, finished to an impeccable standard, comprises 3 bedrooms and an integral garage, with wonderful countryside views to both elevations. This bespoke property is finished to a high specification, to include a natural slate roof, Schuco aluminium windows/doors, underfloor heating, galvanised steel guttering, solid stone kitchen worktops, Travertine tiles, burnt larch external cladding, solid Iroko front door, resin bound gravel driveway, electric roller shutter garage door, and a 10 year warranty.

Key Features

- Brand new detached home
- 3 bedrooms
- Located moments from the centre of this highly desirable village
- 10 year warranty
- Built to a high specification
- Integral garage
- Available with no chain
- EPC rating tbc



THE PROPERTY

The property, built by local developers, briefly comprises a parking area to the front together with front and rear courtyard garden areas. The property is bordered by natural hardwood and a stone wall. Internally, at ground floor level, there is a cloakroom, double aspect living/dining room, modern kitchen, utility and integral garage. To the first floor, 3 bedrooms and family bathroom.

LOCATION

The property is located approximately 200 metres from the very centre of Gweek, whose excellent day-to-day amenities include a convenience store, public house and regular bus service. In addition to these amenities is Gweek Boatyard, within which laying-up and repair facilities are provided, as well as ready access onto the beautiful tree-lined day-sailing waters of The Helford. The neighbouring village of Constantine is just two and a half miles distant, the former market town of Helston is under four miles, Falmouth is less than ten miles, and the cathedral city of Truro is sixteen miles.

THE ACCOMMODATION COMPRISES

HALLWAY

Tiled flooring, wood doors opening into the open-plan lounge/diner, downstairs WC, and under-stair cupboard housing Heatmiser system board and gage. Ceiling spotlights, mains-powered smoke detector with battery backup. Stairs to first floor landing, Heatmiser digital thermostat.

LOUNGE/DINER

28'6" x 10'8" (8.69m x 3.27m)

Second measurement reducing to 9'2" (2.80m) in dining area. A triple aspect room with wood panelled door, wood laminate flooring, grey aluminium window to front elevation, grey UPVC single glazed door to side aspect, and grey uPVC sliding patio doors to rear aspect. Ceiling spotlights and pendant light. Two TV aerial sockets, Heatmiser digital thermostat.

KITCHEN

8'10" x 9'3" (2.71m x 2.82m)

Continuation of wood laminate flooring, floor mounted counter cupboards with solid stone worktop, wall mounted cabinets with pelmet lighting, grey aluminium window to rear aspect. Integrated Lamona fridge/freezer, integrated AEG oven with countertop AEG induction hob and wall mounted extractor over, integrated Lamona dishwasher. One and a half bowl sink unit with mixer tap. Ceiling spotlights, mains-powered smoke detector with integrated heat detector.

CLOAKROOM/WC

6'7" x 3'0" (2.03m x 0.92m)

Wood panelled door. White WC, wash hand basin set in vanity unit. Grey aluminium obscure window to rear aspect. Dome light, wall mounted mains-powered light up mirror.

FIRST FLOOR

LANDING

Mains-powered smoke detectors, Heatmiser digital thermostat, loft hatch, grey aluminium window to side

aspect, wood doors to bedrooms, bathroom and airing cupboard with immersion heater and isolator switch. Spotlights.

BEDROOM THREE

9'3" x 8'11" (2.83m x 2.73m)

Wood panelled door, wall mounted double panel radiator, ceiling light, grey aluminium window to rear aspect.

BEDROOM TWO

13'2" x 9'2" (4.03m x 2.80m)

Wood panelled door, wall mounted double panel radiator, ceiling light, grey aluminium window to rear aspect.

BEDROOM ONE

12'5" x 10'9" (3.81m x 3.28m)

Wood panelled door, wall mounted double panel radiator, ceiling light, two TV aerial sockets, grey aluminium window to front aspect.

BATHROOM

8'5" x 7'4" (2.58m x 2.24m)

Wood panelled door, tiled marble-effect flooring, grey aluminium window to front aspect. Freestanding shower unit with mains-powered Mira Coma over head shower, freestanding bath with chrome mixer tap, white WC, wash hand basin with mixer tap set in vanity unit. Wall mounted mains-powered light up mirror, wall mounted chrome heated towel rail. Spotlights, Monsoon extractor fan.

GARAGE

9'7" x 16'2" (2.93m x 4.95m)

Wood panelled door with self-closing chain, up-and-over electric door, concrete flooring, wall mounted fuse box, plumbing for washing machine, grey aluminium door opening to rear aspect, strip light.

THE EXTERIOR

External courtesy lighting to side and rear aspects, Aeronair air source heat pump unit with isolator switch, external tap. Electric meter with metal cover, water meter to the front of the property in the road.

GENERAL INFORMATION

SERVICES

Air source heating system, private drainage and mains water and electricity. Underfloor heating at ground floor level and radiators at first floor.

TENURE

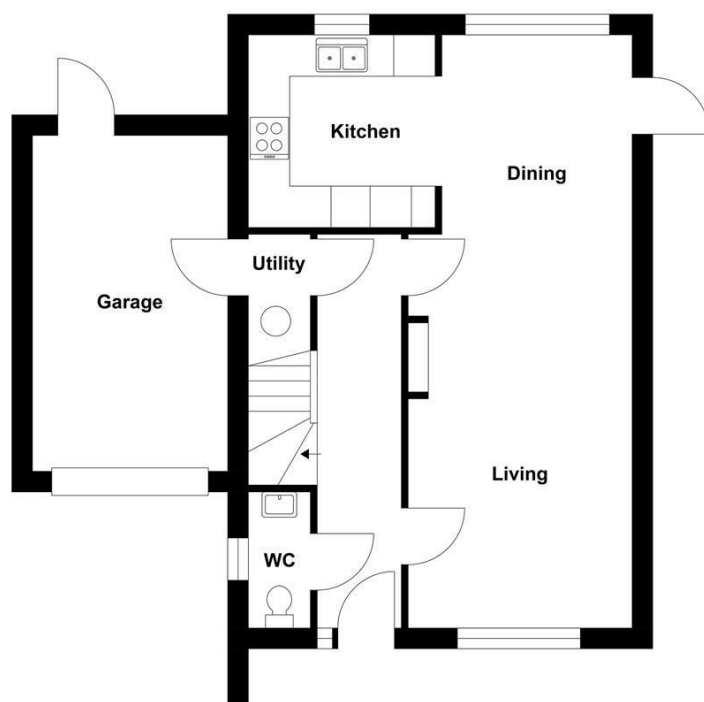
Freehold.

DIRECTIONS

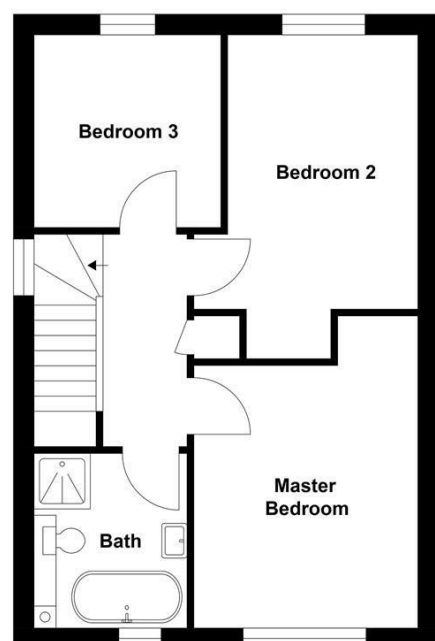
Proceed in a westerly direction on the A390 Falmouth to Helston road. Shortly after the Halfway House public house and Methodist Chapel at Edgcumbe, turn left signposted to Constantine and Gweek. Continue to follow this road for approximately 4 miles into the centre of Gweek. At the oblique junction, turn right as you approach the front elevation of the village shop, and follow the road for approximately 200 metres. The property will be found on the right-hand side.



Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.