



9 Vicarage Row  
Breage Helston

LODGE & THOMAS

ESTABLISHED 1892

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**9 Vicarage Row,**  
Breage, Helston,  
Cornwall TR13 9PX

## Guide Price - £465,000 Freehold

- Characterful Grade II listed period home
- Adaptable accommodation
- Three bedrooms plus annexe
- Many period features with scope for general enhancement
- Cobbled courtyard / large gardens

A period home with handsome double frontage, set back behind a formal garden within a generous plot in a popular village on the south coast between Helston and Penzance.

Set back from the road, behind a formal garden, this attractive stone, double fronted semi-detached home is entered via a reception hall with two reception rooms to either side, with original features that include sash windows with internal shutters, and open fireplaces and a downstairs wc.

A family room leads to a galley style kitchen which has been cleverly designed enabling it to be used as one generous kitchen; or by closing a door, creating a second kitchen serving the former coach house, which comprises a bathroom, ground floor bedroom and bright first floor lounge, this arrangement makes this charming home ideal for those with an extended family. To the first floor of the main house are three double bedrooms complemented by a large, contemporary bathroom with bath and shower cubicle.

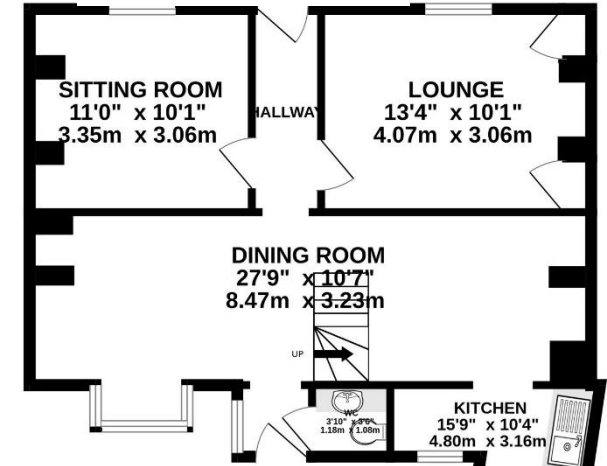
The house, kitchen wing and former coach house all overlook a large, sheltered cobbled courtyard, that may offer parking potential, but otherwise leads up to a generous level rear garden that contributes towards providing an overall plot of around  $\frac{1}{5}$  of an acre.



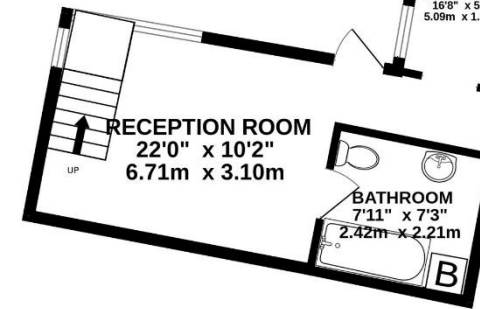
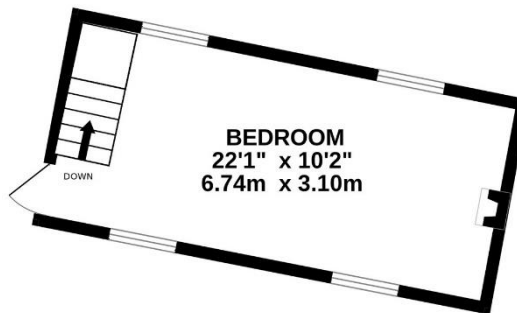
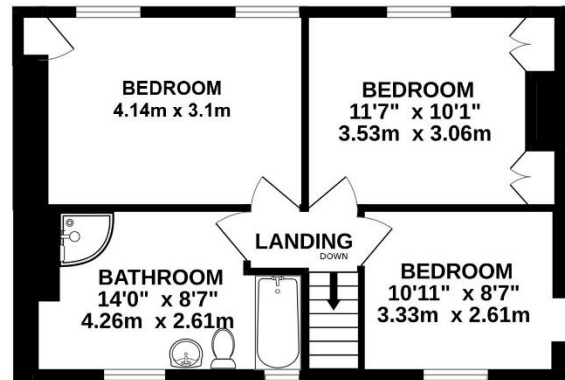
The Coach House



Ground Floor



First Floor



## Location

Breage is a small hamlet west of Helston on the A394, boasting a village shop and popular public house together with a primary school and social club. This central location is sought-after for its ease of access to the major towns of Helston, Falmouth and Penzance together with the iconic harbour, pubs, cafes and restaurants of nearby, picturesque Porthleven. Helston, famous as the home to the annual 'Flora Day' celebrations is just 3 miles to the east. Here there is a wide range of shops, supermarkets, schools, health and leisure facilities.

**Services:** Mains electricity, mains water and private drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** C    **EPC:** E40

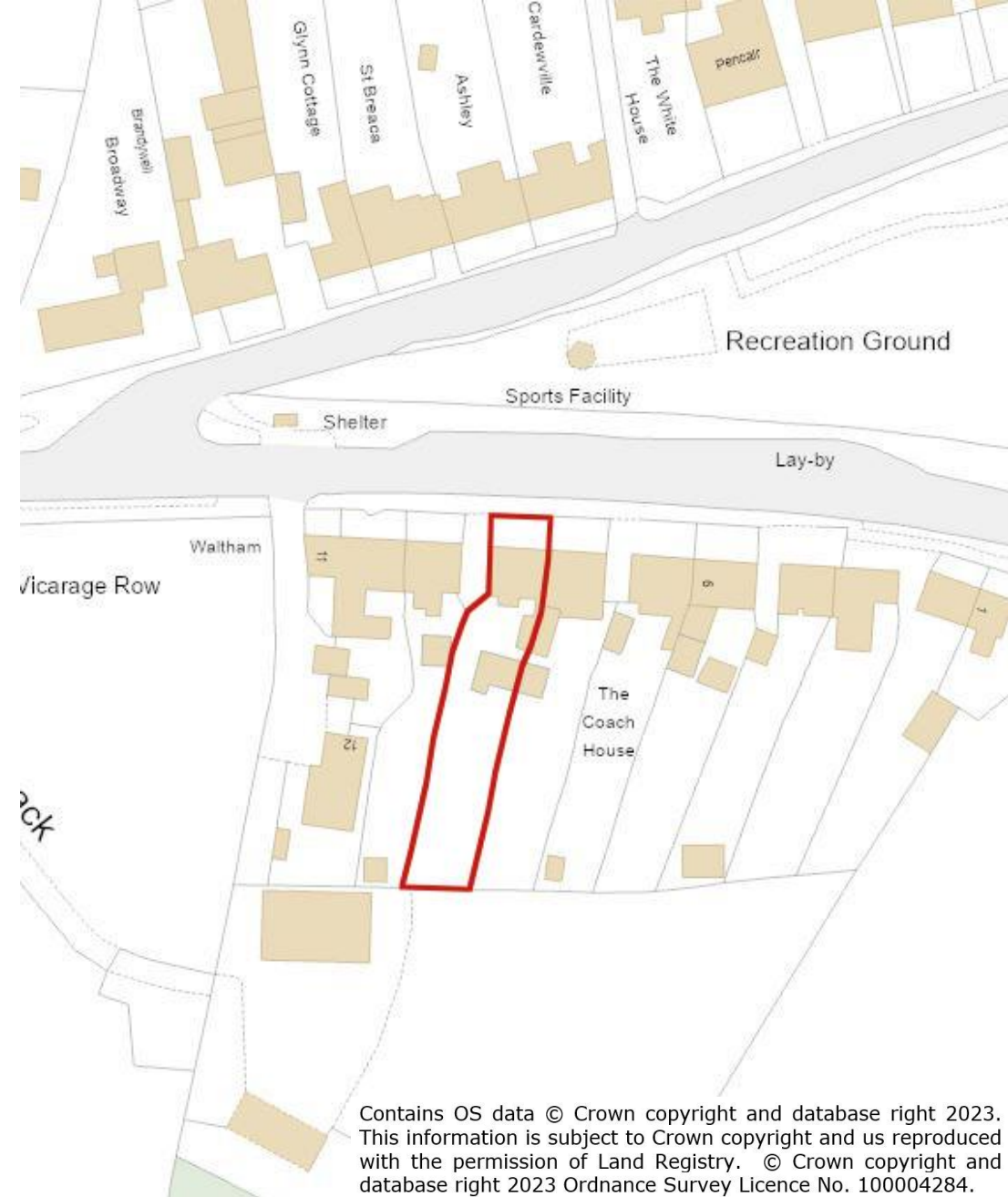
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas.

**Directions:** From Helston head west on the A394 for approx. 3 miles to the village of Breage. The property for sale will be found a short distance on the left hand side identified by a Lodge & Thomas for sale board.

**what3words**///commuting.tactical.crackling



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