

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a four bedroom detached bungalow with grounds of around one acre situated in the lovely village of Godolphin Cross.



This detached four bedroom bungalow is set on a plot of around one acre which is mainly laid to lawn with an orchard plus a profusion of colourful mature shrubs and trees. The property enjoys a delightful valley setting with views to Tregonning and Godolphin Hills and is just a few moments from the popular Godolphin Cross village with its highly regarded primary school.

Carsluick Farm Bungalow is well located within easy access of a number of major West Cornwall towns and the spectacular Cornish coastline is just a short drive away.

Already offering spacious accommodation, the property lends itself to further extension subject to the necessary planning and consents.

The residence benefits from a low maintenance local stone and chipped exterior, double glazing and has an oil fired Aga.

In brief, the accommodation comprises hallway, lounge, kitchen/diner, utility room, conservatory, four bedrooms, family bathroom and separate w.c./cloakroom.

Godolphin Cross village has a well regarded primary school and, on the outskirts of the village, can be found the beautiful National Trust Godolphin Estate. The more extensive amenities of Helston are approximately six miles away with its national stores, cinema, leisure centre with indoor swimming pool and both primary and secondary schooling. The village is conveniently positioned for exploring the scenery of West Cornwall with its rugged coastline and dramatic landscapes.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### CANOPIED AND PILLARED ENTRANCE

Courtesy light, slate step, obscured double glazed front door with matching side screen opening into

##### HALLWAY

'L' shaped, built in airing cupboard with lagged copper cylinder tank, radiator. Doorways to all rooms including

##### LOUNGE 6.06M X 4.57M (19'10" X 14'11")

Dual aspect room with large picture windows to the front and side aspect, having wonderful views over the garden and orchard and to Tregonning Hill in the distance. Feature slate fireplace housing oil fired log effect burner, slate display with hardwood shelving to one side with fitted book shelving to the other.

##### KITCHEN/DINER 5.14M X 3.62M (16'10" X 11'10")

Stainless steel one and a half bowl sink unit with single drainer with tiled surround and set in roll worktop with drawer and cupboard units under. Additional worktop surfaces with cupboards under and matching eye level wall units. There is an oil fired Aga for cooking, hot water, supply to radiator and to provide wonderful background heat. There is a fitted display unit, door to utility room and opening through to

##### CONSERVATORY 3.74M X 2.94M (12'3" X 9'7")

A triple aspect room with views to surrounding countryside, Tregonning Hill and over the garden, tiling to the floor and glazed door to the outside.

##### UTILITY ROOM 3.13M X 1.64M (10'3" X 5'4")

Comprising single drainer stainless steel sink unit with cupboards under, space for washing machine and fridge/freezer, full height storage unit, tiled floor and internal obscured glazed window to the rear aspect. Door to

##### REAR PORCH 2.47M X 1.05M (8'1" X 3'5")

A dual aspect room with door to outside.

##### BEDROOM ONE 3.96M X 3.94M (12'11" X 12'11")

Window to the front aspect enjoying lovely views over the garden and orchard and onwards to the surrounding countryside. There are built in mirrored wardrobe units with hanging rail, shelving and storage.

##### BEDROOM TWO 4.27M X 3M (14'0" X 9'10")

Window to the rear aspect.

##### BEDROOM THREE 3.78M X 3.3M (12'4" X 10'9")

Window to the front aspect enjoying lovely views over the garden and orchard. This room has previously been used as a separate dining room.

##### BEDROOM FOUR/STUDY 3.11M X 2.3M (10'2" X 7'6")

Window to the rear aspect. The room has been used as a study and there is fitted shelving. Access to loft space.

##### FAMILY BATHROOM 3.1M X 2.49M MAXIMUM MEASUREMENTS (10'2" X 8'2" MAXIMUM MEASUREMENTS)

Fully tiled with white suite comprising panel bath, pedestal wash handbasin, low level w.c., walk-in shower cubicle housing Mira XL shower, radiator, heat lamp and two obscure windows.

##### CLOAKROOM

Low level w.c., wall mounted wash handbasin with tiled splashback, light and shaver point over and obscured window.

##### GARAGE/STORE ROOM

Large garage with store room to rear. With light and power connected and remote controlled roller up and over door. Access to additional roof space.

##### PARKING

There is a sweeping gravelled driveway, through the orchard and garden, providing parking to the front and side of the bungalow.

## GARDENS

The gardens are indeed a truly outstanding feature of the property amounting to around one acre. The gardens are laid mainly to lawn with some established colourful shrubs and borders which continue to the side of the property. There are a variety of fruit trees which create a productive orchard area and, immediately to the front of the property, there are two rectangular fish ponds. To the rear of the property there is a

## WORKSHOP 10 X 4 (32'9" X 13'1")

Block built with light and power connected.

## OUTSIDE

There is an oil tank and outside w.c.. There is a green house (4.95m x 4.09m) to the rear of the property.

## SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## DIRECTIONS

Upon entering Godolphin Cross from the Carleen/Sithney road turn left at the crossroads in the village signposted to Trescowe/Ashton. Go up the hill, past the school and continue for approximately one third of a mile. It is then the second lane on the right hand side, with a Christophers for sale board, proceed down this lane for approximately fifty yards and Carsluick Lane will be found on the left hand side.

## COUNCIL TAX BAND

Council Tax Band F.

## ANTI MONEY LAUNDERING REGULATIONS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

## PROOF OF FINANCE – PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

30th May, 2023

# CARSLUICK FARM BUNGALOW CARSLUICK, GODOLPHIN CROSS, TR13 9RJ PRICE GUIDE £739,500



TOTAL FLOOR AREA: 1906 sq.ft. (177.3 sq.m.) approx.  
These areas are intended to be used as a guide only and are not intended to be used as a basis for any offer or contract. The areas are approximate and should not be relied upon as a basis for any offer or contract. The areas are approximate and should not be relied upon as a basis for any offer or contract. The areas are approximate and should not be relied upon as a basis for any offer or contract.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>76</b>
		<b>26</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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