



Gweek Wollas Farm Bonallack Lane
Gweek, Cornwall TR12 6UG
Price guide £835,000

CHRISTOPHERS
ESTATE AGENTS

Situated at the end of a private lane, amidst stunning woodland and gardens approaching three acres, is this spacious three bedroom, detached bungalow with a range of outbuildings.

Gweek Wollas is discretely located towards the end of Bonallack Lane, near the popular and well regarded creekside village of Gweek. Presented to an exacting standard throughout, this contemporary and well proportioned residence offers three bedrooms (two with en suites), a modern conservatory with vaulted ceiling and a stylish and well appointed open plan fitted kitchen and living room. These are complemented by solid oak veneer redwood interior doors with bespoke crystal style doorknobs.

A real feature of Gweek Wollas are the simply magnificent gardens and woodland which extend to approaching three acres and form a haven for nature and wildlife alike. Enjoying excellent degrees of privacy and wonderful rural and woodland valley views, these grounds are a gardener's paradise and play host to a wealth of specimen trees, plants and shrubs. Thoughtfully conceived with areas of formal woodland, wildlife ponds, meadows and lawned gardens, Gweek Wollas really does offer a genuine lifestyle opportunity to discerning buyers. A large sun terrace provides a natural 'theatre' in which to entertain and enjoy the stunning setting. An ornamental pond with a pump and water feature leads on to a sunken style area of garden from which one can enjoy the last rays of the sun.

A self-contained one bedroom annexe is situated moments from the main residence and could serve a variety of uses. Additionally there are a number of useful barns and outbuildings (one of which houses a former dance studio) which provide ample storage and could operate as a workshop or similar business premises, subject to any necessary permissions or consents. There is a triple garage and ample parking for vehicles. The residence is warmed by an air source heat pump and benefits from double glazing and solar panels which feed into the tariff and a battery unit.

In summary, the main accommodation comprises an entrance hall, open plan kitchen, dining and living rooms, utility room, cloakroom, conservatory, three bedrooms (two en suite) and a family bathroom. Outside there is a driveway with parking for a number of vehicles, a triple garage and range of outbuildings.

The Lizard Peninsula is a designated area of outstanding natural beauty. Gweek is set at the navigable head of the Helford River, having many beautiful creekside and rural walks. The village benefits from many clubs, societies and organisations and has several amenities which include a post office/stores, public house with restaurant and garage. Primary schooling is available nearby in the hamlet of Boskenwyn. For sailing enthusiasts the Helford River offers excellent sailing waters and opportunities for exploring the many beautifully wooded creeks with Falmouth Bay beyond.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Step up to

ENTRANCE PORCH

2.16m x 1.57m (7'1" x 5'2")

A triple aspect room with windows to both sides, tiling to the floor and double glazed door to the front. A feature glazed door opens to

ENTRANCE HALL AREA

2.36m x 1.65m (7'9" x 5'5")

With attractive floor tiling, loft hatch to roof space, window to the front entrance porch, opening to the open plan kitchen, living room and dining area (currently utilised as a study) and door to

UTILITY ROOM

2.36m x 2.13m (7'9" x 7')

A useful and practical space with polished stone effect working top surfaces incorporating a circular stainless steel sink with tiled splashbacks and mixer tap over, high gloss cupboards under and wall cupboards over. Spaces are provided for a washing machine, tumble dryer and a fridge. Doors lead off to storage cupboards, one with built-in shelving, the other housing the central heating boiler (which services the annexe), electric consumer unit, Eco Dan solar panel unit and a hot water cylinder. There is a window to the side aspect and tiling to the floor.

KITCHEN

4.88m x 3.48m (16' x 11'5")

An open plan dual aspect room with glazed french doors opening out to the side patio and windows overlooking the garden and grounds to the front. Comprising a beautifully appointed bespoke fitted kitchen with polished granite working top surfaces and matching splashbacks, incorporating a composite sink with side drainer and swan's neck mixer tap over, Baumatic electric hob with attractive splashback and a Neff chimney style hood over. There are a pleasing range of high gloss base and eye level units with spaces provided for an american style fridge freezer and a dishwasher. Integrated appliances include a fridge and twin Neff electric ovens.

LIVING ROOM

6.71m x 5.41m (22' x 17'9")

A spacious area suitable for entertaining with a stylish electric fire suite providing a focal point for the room. Wide sliding doors open to the conservatory whilst a japanese style Shoji screen currently divides off the dining/study area.

DINING/STUDY AREA

3.86m x 3.10m (12'8" x 10'2")

Currently utilised as a home study area with working surfaces and bespoke display shelving and a range of convenient cupboards and drawers. Door to

BOOT ROOM

3.48m x 1.88m (11'5" x 6'2")

A light and practical space with tiling to the floor, part glazed side entrance door enjoying a dual aspect with outlook over the pond and sun terrace.

CONSERVATORY

7.01m x 3.78m max measurement (23' x 12'5" max measurement)

Of generous proportions with a vaulted ceiling and an array of windows designed to take advantage of the fine rural outlook over the garden, grounds and woodlands beyond. A perfect place to dine and entertain. With doors leading out to the side patio and sun terrace areas.

Attractive double wooden doors open from the living room into the

INNER HALLWAY

'L' shaped with wood effect flooring and doors off to the family bathroom and all three bedrooms.

BEDROOM ONE

4.29m x 3.48m (14'1" x 11'5")

A comfortable double bedroom with a walk-in wardrobe with coat hanging rail and further storage, spotlight arrangement, wood effect flooring and a window to the side aspect. Door to

ENSUITE

4.06m x 1.42m (13'4" x 4'8")

A fitted suite with large walk-in double shower, 'his and hers' wash handbasin with vanity unit and an array of cupboards and drawers under, low level W.C.. There is tiling to the walls, large feature mirror, electric down heater and twin obscure glazed windows to the rear aspect.

BEDROOM TWO

4.17m x 2.34m (13'8" x 7'8")

With large windows enjoying a lovely outlook towards the sun terrace, gardens and woodland beyond. There is wood effect flooring, spotlight arrangement and a door to

ENSUITE

Comprising a corner shower cubicle with sliding doors housing an electric shower, wash handbasin with vanity cupboard under and low level W.C. There is tiling to the walls, recessed spotlighting and feature mirror.

BEDROOM THREE

3.81m x 2.92m (12'6" x 9'7")

A double bedroom with a window looking out to the pond and beyond.

BATHROOM

Nicely appointed with a white suite comprising panelled bath with concertina shower screen and electric shower over, wash handbasin with vanity unit and low level W.C. There is tiling to the walls and floor, recessed spotlights, electric down flow heater and an obscure glazed window to the side.

ANNEXE ACCOMMODATION

Situated along a short pathway from the main residence, this detached built-in benefits from central heating and a large decked area which enjoys wide ranging views over the garden and rural backdrop beyond.

Obscure glazed UPVC door to

OPEN PLAN LIVING/KITCHEN AREA

5.72m x 3.73m (18'9" x 12'3")

Dual aspect with attractive tongue and groove panelling, wood effect flooring and a patio door opening onto a generous decked seating area.

KITCHEN AREA

With working top surfaces incorporating a stainless steel sink drainer with tiled splashbacks and cupboards and drawers under. Spaces are provided for a fridge and cooker with stainless steel splashback and hood over. Louvered doors open to a storage cupboard with shelf, coat hanging rail and electric consumer unit. Door to

BEDROOM

3.48m x 2.54m (11'5" x 8'4")

With wood effect flooring, loft hatch and a window to the rear aspect Door to

BATHROOM

With tiling to the walls and mosaic style tiling to the floor, comprising a bath with electric shower over, wash handbasin with vanity unit and side cupboard. Low level W.C. There is an obscure glazed window to the rear.

OUTSIDE

Approached over a private lane, there is a large parking area with ample parking for a number of vehicles. Adjacent to this is a triple garage and shed, whilst nearby are a range of barns and outbuildings (one of which was previously used as a dance studio) which would suit a variety of uses subject to any necessary planning and consents.

GARDENS & GROUNDS

Impressive gardens and grounds cradle the residence with large lawned areas, meadows and areas of formal and natural woodland. Complemented by a pond, large sun terrace and an abundance of plants, shrubs and trees providing a quite magnificent backdrop.

TRIPLE GARAGE

12.19m x 6.40m (40' x 21')

With electric roller doors to each bay, power, light, electric storage heater and concrete floor.

SHED

With power and light. A useful workbench and window to the side.

LARGE ORNAMENTAL POND

With pump and water feature.

LARGE SUN TERRACE

With adjacent summer house. An ideal place to enjoy alfresco dining, entertain or host family barbecue and social occasions.

A range of barns and outbuildings including

OPEN ENDED BARN

21.34m x 3.66m (70' x 12')

Open entrance with power, light and storage. Concrete floor. Internal door to ballroom/dance studio and twin doors to

REAR STORAGE BARN

10.67m x 6.10m (35' x 20')

With power and light, fluorescent strip lights and concrete floor.

BALLROOM/DANCE STUDIO

11.89m x 8.84m (39' x 29')

Former ballroom and dance studio with specialist flooring, glitterball, power and light. A versatile space that could suit a number of potential uses. Sliding door to

DANCE STUDIO

9.14m x 5.18m (30' x 17')

With a continuation of the specialist flooring, bespoke shelving and storage. Internal door to

PLANT/MOWER SHED

13.41m x 4.27m (44' x 14')

With power, light and a sliding wooden door.

SERVICES

Mains electricity, water and private drainage.

AGENTS NOTE

We are advised that approximately the first thirty feet of the driveway is subject to a right of way in favour of a neighbour to access their property.

COUNCIL TAX

Council Tax Band F.

ANTI-MONEY LAUNDERING

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

20th November, 2023.

Directions

From Helston take the A3083 towards The Lizard. Just past RNAS Cudrose, turn left at the roundabout, signposted Gweek and Coverack. Travel for a short distance, then take the turning on the left signposted Gweek. Follow this road into Gweek, go over the two bridges and past the public house. Bear right up the hill and take the second turning on the right hand side signposted Bonallack. Follow Bonallack Lane along and as the lane approaches Hollifield Farm Project on the left hand side follow the lane off to the right hand side where the Gweek Wollas sign can be found. Continue along the lane to the property.

Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.

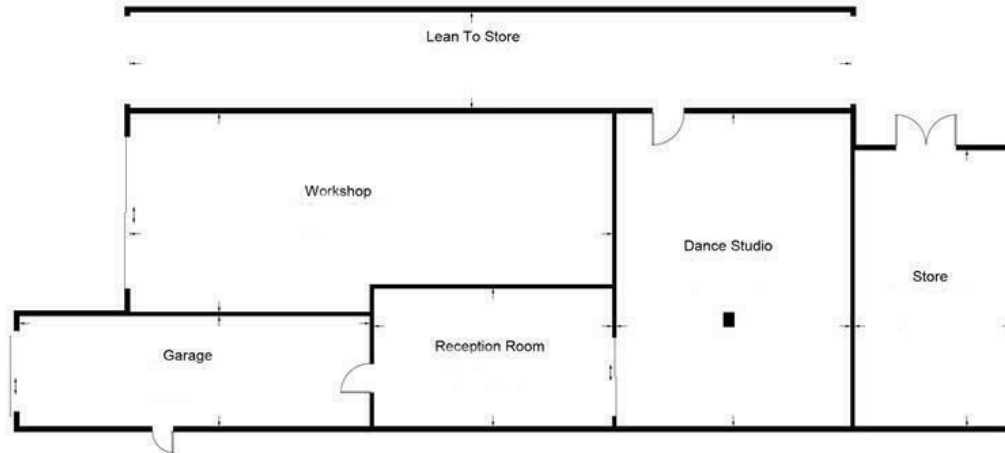


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Cornwall, TR12 6UG**

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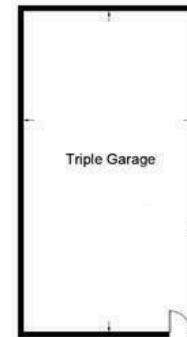
Gweek Wollas Farm



(Not Shown In Actual Location / Orientation)



Gweek Wollas Bungalow



(Not Shown In Actual Location / Orientation)



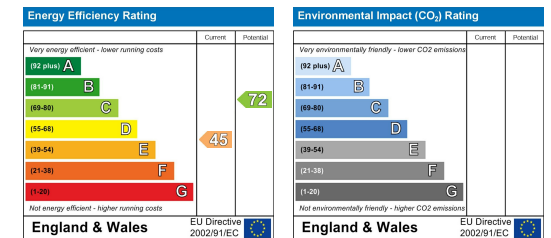
Ancillary Accommodation
(Not Shown In Actual Location / Orientation)



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