

CHRISTOPHERS

ESTATE AGENTS



This beautifully presented four bedroom detached residence enjoys far reaching views over the creek side village of Gweek and onwards to rolling countryside.



Situated along a relatively quiet country lane, a stroll from the village, is this beautifully presented property. It benefits from double glazing and oil fired central heating.

The accommodation in brief provides an entrance hallway, 30' lounge/diner with far reaching views down over the village, fitted kitchen, bedroom and a bathroom. On the first floor there are a further three bedrooms, all of which enjoy a lovely vista, and a fitted shower room. To the outside there are gardens to the front and rear, the latter of which is a real feature of the property with its lovely landscaped garden with a view out over the village towards the creek with Trelowarren Estate and farmland in the far distance.

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 creek-side 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 (MEASUREMENTS APPROX)

PART GLAZED DOOR

Leading to

ENTRANCE HALLWAY

Having engineered oak effect flooring with a turning staircase to the first floor. There is some coat hanging space, a large storage cupboard which is shelved and houses the Worcester Combi boiler. With doors to

LOUNGE/DINER 9.14M X 3.51M (30' X 11'6)

Being separated by a feature arch and having a white stone effect fireplace with an LPG living flame inset fire. There are two windows to the front aspect which take advantage of the fantastic views down over the village and beyond. The room is lit by two pendant feature lights. A glazed door leads to the garden.

KITCHEN/BREAKFAST ROOM 4.27M X 3.12M (MAX MEASUREMENTS) (14' X 10'3 (MAX MEASUREMENTS))

Comprising a wood effect fitted kitchen with granite worktops that incorporate a Villeroy and Boch sink unit with swan neck mixer taps, there are granite upstands and attractive tiled splashbacks. There are a mixture of cupboards and drawers under with wall cupboards over, spaces are provided for a fridge freezer and cooker and there is a chimney style stainless steel hood. Built-in appliances include a dishwasher and a washing machine. The room has tiled floors, a window to the front aspect, is lit by feature spotlights and has a half glazed service door to the side of the property.

BEDROOM FOUR 2.74M X 2.36M (9' X 7'9)

Having a built-in wardrobe and window to the front aspect.

BATHROOM

Comprising of a suite with panelled bath, W.C. with concealed cistern, wash handbasin set into a vanity unit with storage under. There is a towel drying radiator, extractor and the walls and floor are tiled.

A turning staircase leads from the hallway to a half landing with a window to the side aspect with further stairs to the

LANDING

With eaves storage with doors to

BEDROOM ONE 3.66M X 3.51M (12' X 11'6)

With a far reaching view over the village toward the Creek with Trelowarren Estate and open countryside beyond.

BEDROOM TWO 2.74M X 2.44M (MAX MEASUREMENTS) (9' X 8' (MAX MEASUREMENTS))

Having eaves storage, window to the front aspect and a loft hatch to the roof space.

BEDROOM THREE 2.90M X 1.75M (PLUS ALCOVE) (9'6 X 5'9 (PLUS ALCOVE))

Having eaves storage, window to the front aspect and loft hatch to the roof space.

SHOWER ROOM

With large walk-in tiled shower cubicle, having rainforest style head and glass doors. There is a wash handbasin set into a vanity unit with storage under which has tiled splashback and a feature lit mirror, there is a W.C. with concealed cistern, feature shelf with light, tiling to the floor and walls, shaver socket, extractor and the room is lit by a series of downlighters.

OUTSIDE

To the front of the property, enclosed by a Cornish stone wall, there is a bricked paved driveway with parking for several vehicles which leads to the

GARAGE

Having part glazed double wooden doors, power, light and a window to the rear aspect.

There is pedestrian access down both sides of the property leading to the

REAR GARDEN

Being nicely landscaped, predominantly facing to the south west, enjoying far reaching views over the village, creek and onwards to the historic Trelowarren Estate. There is a lovely terraced seating area leading down onto another patio seating area. The garden is laid mainly to lawn with beds housing many mature plants, trees and shrubs. There is a further round feature patio area and a summerhouse.

AGENTS NOTE ONE

Purchasers must be aware that there has been planning permission granted in the field directly in front of the property for two single storey dwellings. Further details can be found on Cornwall Council planning website using reference number PA21/11675.

AGENTS NOTE TWO

To the side of the same field there is further planning permission for a number of other properties. Further details can be found on Cornwall Council planning website using reference number PA21/05783

SERVICES

Mains water, electricity, 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

From Helston take the A3083 towards The Lizard. At the end of Culdrose turn left at the roundabout signposted Gweek and Coverack. After a short distance you will see a sign on the left hand side for Gweek. Follow the road into Gweek, go over the two bridges, passing the public house on your right hand side. As you rise up the hill, take the second right into Bonallack Lane and the property will be found a short distance along on the right hand side.

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS

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

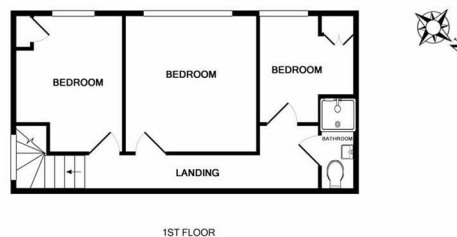
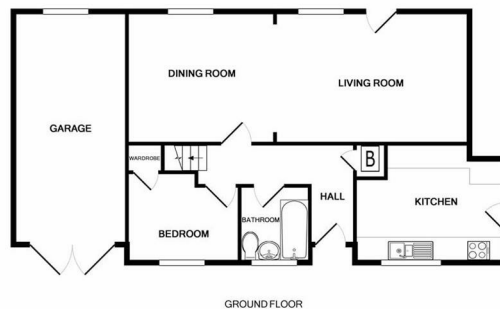
PROOF OF FINANCE - PURCHASERS

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

4th July 2024.

CHY-RYN BONALLACK LANE, GWEEK, CORNWALL, TR12 6UJ PRICE GUIDE £470,000



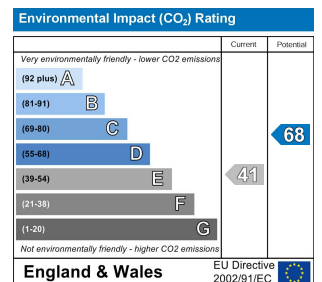
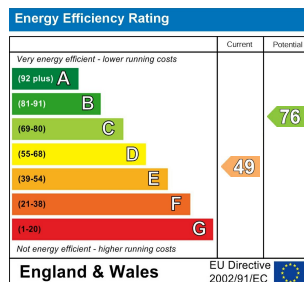
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metopolis (2018)

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com