

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a spacious, four bedroom cottage of immense charm and character in the roadside Cornish hamlet of Carnebone, near the market town of Helston.



Situated in the roadside Cornish hamlet of Carnebone, is this four bedroom, spacious, early Victorian cottage of immense charm and character. Greatly enhanced and extended by the current vendors, the residence is beautifully presented and enjoys far reaching views over open countryside with both Mount Bay and Falmouth Bay in the distance.

In brief, the accommodation comprises an entrance area, shower room, bedroom four, lounge and, completing the ground floor, a kitchen/diner. On the first floor is a bathroom and three bedrooms, the master of which boasts an en suite shower room. To the outside is a pleasant garden and parking area for a number of vehicles.

The residence benefits from oil fired central heating and double glazing with a real feature of the property being an impressive inglenook fireplace in the lounge.

Laity is a small hamlet a short drive from the bustling market town of Helston which has many amenities. These include national stores, health centres, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools and a secondary school with sixth form college whilst a university campus can be found in the nearby port town of Falmouth which is some ten miles distant. The property is well located with a road link to Falmouth and the county capital of Truro some fourteen miles away which has a mainline railway station with regular services to London Paddington.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

#### ENTRANCE AREA

With tiled floor, door to bedroom four, door and step up to lounge, door to -

#### SHOWER ROOM

Comprising close coupled W.C., shower cubicle and a pedestal washbasin. There is space for a washing machine and the room houses the boiler. There are partially tiled walls.

#### BEDROOM FOUR 3.58M X 2.74M (11'9" X 9')

With outlook to the side.

#### LOUNGE 4.19M X 3.73M (13'9" X 12'3")

With an impressive feature inglenook fireplace which acts as a focal point for the room with stone hearth housing a multi fuel burner and a decorative Cornish range stove which is not in working order. Beamed ceiling. There is an outlook to the rear and opening to -

#### KITCHEN/DINER 4.88M X 3.73M (16' X 12'3")

With outlook to the front and with a former fireplace with tiled hearth. The room has a beamed ceiling.

#### KITCHEN AREA

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven, induction hob and hood over. The room is dual aspect and has a beamed ceiling.

#### STAIRS & LANDING

With doors to all bedrooms, airing cupboard and door to -

#### BATHROOM

A suite comprising roll top bath with both mixer tap and flexible shower hose over, close coupled W.C., pedestal washbasin and a shower cubicle. There is a towel rail, access to the loft and a frosted window.

#### BEDROOM ONE 7.32M X 2.74M NARROWING TO 1.98M (24' X 9' NARROWING TO 6'6")

An impressive vaulted room with beamed ceiling, Juliette balcony to take full advantage of the far reaching views over the Cornish countryside and the sea in the distance. There is a skylight and door to -

#### EN SUITE

Comprising close coupled W.C., washbasin with mixer tap and a shower cubicle. The room has a skylight and a vaulted beamed ceiling.

#### BEDROOM TWO 3.51M NARROWING TO 2.90M X 3.35M (11'6" NARROWING TO 9'6" X 11')

With outlook to the rear, over the road and across to open countryside.

#### BEDROOM THREE 3.73M X 2.44M (12'3" X 8')

Looking over the road towards open countryside.

#### OUTSIDE

To the outside of the property is a pleasant garden with an area which would seem ideal for al fresco dining with established plants and shrubs. There is parking for a number of vehicles. Fine views can be enjoyed from the garden across open countryside.

#### AGENTS NOTE ONE

We are advised that the property has private drainage.

#### AGENTS NOTE TWO

We are advised that there is a small area which is flying freehold which the owner hopes to rectify shortly.

#### AGENTS NOTE THREE

The residence is situated within a small roadside hamlet near to the A394 Helston to Falmouth road.

#### AGENTS NOTE FOUR

We are advised that the property is accessed via a private lane which the residence has a right of way over and contributes to the shared costs of the upkeep of this private road.

## SERVICES

Mains electricity and water.

## MOBILE AND BROADBAND

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/>

## 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 A394 for Falmouth and pass through Trewennack and continue past the A1 Car Sales forecourt on the right hand side. Continue through Manhay, past Manhay Farm and up the hill where the road has an overtaking lane. Proceed along for around a quarter of a mile and towards the brow of the incline there will be a row of cottages on the right hand side. Turn right by them and 2 Laity Cottages is the second cottage on the right hand side.

## ANTI-MONEY LAUNDERING

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

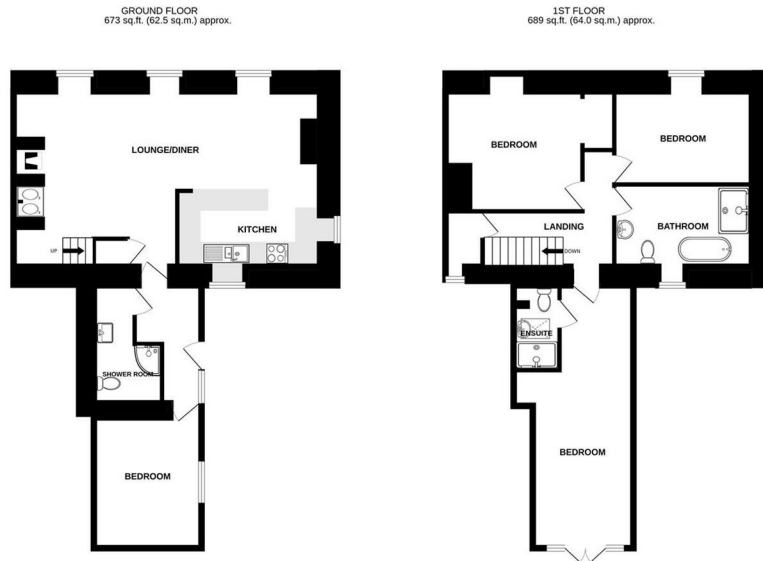
## PROOF OF FINANCE - PURCHASERS

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

16th July, 2024.

# 2 LAITY COTTAGES, LAITY, WENDRON, TR13 0NW PRICE GUIDE £395,000



TOTAL FLOOR AREA: 1362 sq. ft. (126.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given.  
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**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>95</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		<b>49</b>
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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