

CHRISTOPHERS

ESTATE AGENTS



Semi detached two bedroom property on the outskirts of the much sought after village of Gweek.



Nestled on the edge of the picturesque creekside village of Gweek within a short stroll of the village centre, this charming two-bedroom semi-detached home offers a delightful blend of character and comfort. Inside, you will find an attractive shaker-style kitchen, a dual-aspect dining room with ample natural light, and a cosy sitting room complete with a log burner—perfect for those chilly evenings. The ground floor also benefits from a well-appointed bathroom, while upstairs, two generously sized double bedrooms provide peaceful retreats. Outside, the property boasts low-maintenance gardens to the side and rear, backing onto open farmland, creating a sense of space and tranquillity. A further highlight are the owned solar panels which currently provide the present owners with an income of around £500 pa.

Gweek itself is a quintessential Cornish village with a warm community feel, a traditional pub, and a well-stocked village store. This location is ideal for sailing enthusiasts, with the renowned sailing waters of the Helford River just moments away. Whether you're looking for a serene rural lifestyle or a vibrant community setting, this property is the perfect escape.

The Lizard Peninsula is a designated area of outstanding natural beauty. Gweek is set at the head of the Helford River, having many beautiful creek-side and rural walks. The village benefits from many clubs, societies and organisations with several amenities including a well stocked village stores, public house with restaurant and boatyard cafe. Primary schooling is available nearby in the hamlet of Boskenwyn. For sailing enthusiasts the Helford River offers world famous sailing waters, with Falmouth Bay beyond. More extensive amenities are available in the nearby market town of Helston.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE LOBBY 2.01M X 1.75M (IRREGULAR SHAPE) (6'7" X 5'9" (IRREGULAR SHAPE))

A useful area with tiled floor serving as an extension to the kitchen. There is space and point for a fridge/freezer, coat and shoe storage and airing cupboard. Paneled glazed door to the dining room and archway to

KITCHEN 2.26M X 2.03M (7'5" X 6'8")

With tiled floor and a shaker style kitchen comprising of base and wall units including drawers with work surfaces over, space and point for electric cooker with stainless steel filter hood and light over. There is a composite sink and drainer with mixer tap, tiled splashbacks, space for washing machine, door to and window to the rear.

DINING ROOM 4.14M X 2.90M (13'7" X 9'6")

A dual aspect room with windows to the front and side and Quantum night storage heater. Door to

SITTING ROOM 1.83M X 2.84M (6' X 9'4")

Log burner, night storage heater and door and window to the front aspect. Doorway to

INNER HALLWAY

Stairs to the first floor and door to

BATHROOM 2.11M X 2.34M MAXIMUM MEASUREMENTS (6'11" X 7'8" MAXIMUM MEASUREMENTS)

Vinyl flooring and suite comprising of a bath with Triton electric shower over and tiled surround, pedestal wash hand basin, w.c. and obscured window to the rear. There is a ladder style heated towel rail.

FIRST FLOOR LANDING

With window to the rear offering a rural outlook to the field behind and doors to both bedrooms.

BEDROOM ONE 4.11M X 3.05M (13'6" X 10')

A lovely dual aspect room with windows to the front and side offering a rural outlook. Exposed wood floorboards and Quantum night storage heater.

BEDROOM TWO 3.53M X 2.95M (11'7" X 9'8")

With window to the front, Quantum night storage heater and useful storage cupboard.

OUTSIDE

The property is accessed via a pedestrian access gate to the front leading to an attractive low maintenance garden area with two useful timber sheds and stepping stone style path to the property. There is a further low maintenance courtyard garden to the rear which enjoys an excellent degree of privacy and offers a tranquil area in which to sit and relax with a useful log store and raised bed.

SERVICES

Mains electricity and water. Private drainage. Owned solar panels.

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 our Helston office continue up the road bearing right at the turnpike roundabouts, passing Tesco on your left hand side. Continue following the road passing Sainsburys and continuing straight across the roundabout onto the main road passing RNAS Culdrose Air station. At the end of this road turn left until seeing the turning for Gweek signposted on the left hand side. Follow the road down into the village bearing left keeping the shop on your left hand side. Continue until the property is seen on your right hand side being the last property as you leave the village. On street parking is available just beyond the property.

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 B

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASER

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

31st October 2024

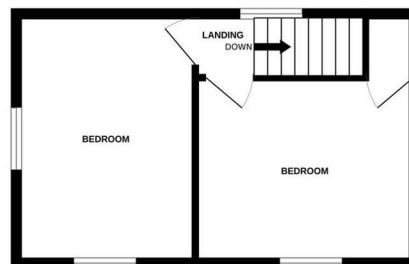
THE LITTLE HOUSE GWEEK, TR12 6TX

PRICE GUIDE £275,000

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		97
	(81-91) B	89	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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