



**Halcot Porkellis, TR13 0LB**

**£420,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Halcot

- THREE BEDROOM SEMI-DETACHED COTTAGE
- FIREPLACE WITH WOODBURNER
- CHARACTER FEATURES
- OFF ROAD PARKING AND CARPORT
- GARDEN AND RURAL OUTLOOK
- FREEHOLD
- COUNCIL TAX BAND B
- EPC - E 45

An exceptionally well presented, three bedroom, stone fronted, semi detached country cottage with a delightful garden and rural outlook. 'Halcot' offers discerning buyers the opportunity to purchase a stylish and tasteful home that seamlessly blends the character and charm of a period cottage with the refinements of modern living.

Situated in the well regarded rural village of Porkellis, the cottage has off road parking, a versatile carport and a thoughtfully conceived garden which enjoys a southerly aspect and lovely views over fields and countryside beyond.

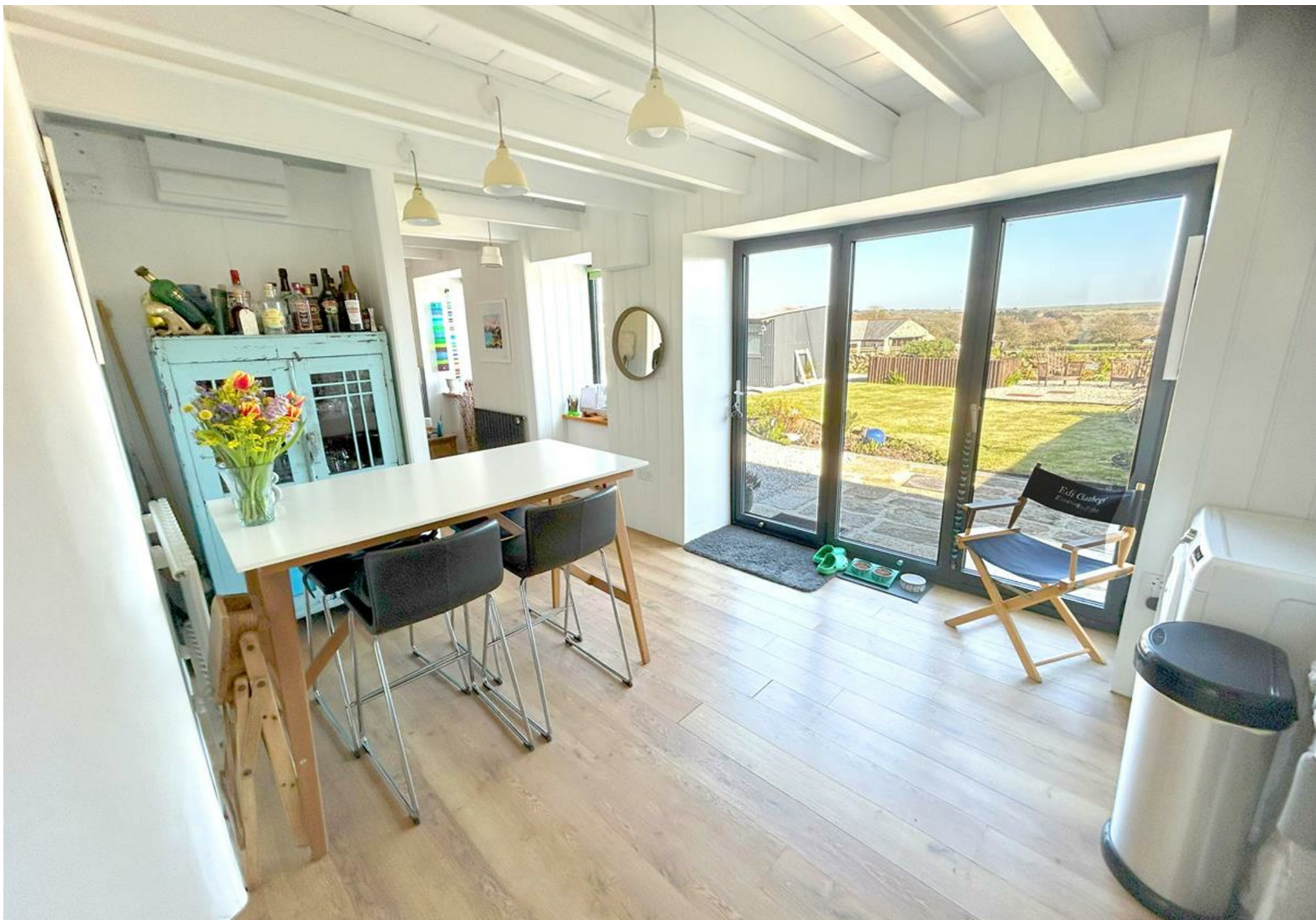
Character features include white beamed ceilings, tastefully painted local stonework, a stylish fireplace with wood burning stove, latched doors, wood panelled walls and attractive painted floorboards. These are effortlessly complemented by bi-fold doors that open out invitingly into the garden and patio area and would seem a perfect place in which to relax and enjoy some al fresco dining.

Enjoying a sunny aspect and with the clever use of skylights, the cottage is flooded with natural light making it a warm and welcoming place in which to live. The open plan living space is light and airy, from the stylish crafted kitchen to the cosy lounge and dining area.

On the first floor are three generously sized double bedrooms with vaulted ceilings, stylish painted floorboards and an elevated outlook over the rear garden to the rural scene beyond. These are complemented by a nicely appointed bathroom suite and a practical wet room with underfloor heating.

The large triple aspect main bedroom could easily be used as an additional lounge, snug or office to suit a particular buyer's needs.







The accommodation, in brief, comprises an open plan kitchen/dining room, lounge and a wet room. On the first floor are three bedrooms and a family bathroom. The cottage benefits from anthracite aluminium double glazing, a 'Terma' electric heating system and ethernet points which are likely to appeal to those who may wish to work from home.

Porkellis is a lovely rural village convenient for the towns of Helston and Falmouth with all the amenities they have to offer. The Star Inn in Porkellis is a well regarded pub, whilst primary schools can be found in the neighbouring hamlets of Halwin and Wendron. Stithians Reservoir Water Sports Centre and reservoir walks are located approximately two miles away. There are a wealth of footpaths and bridleways moments away from the property, whilst the National Trust owned Porkellis Moor is nearby. Secondary education can be found both in the towns of Helston and Falmouth, while the latter also has a university campus.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Bi-fold double glazed doors to

**KITCHEN/DINING ROOM 14'9 x 13'3 (inc fireplace) (4.50m x 4.04m (inc fireplace) )**

Comprising a nicely appointed contemporary kitchen with butchers' block style working top surfaces incorporating a ceramic double sink with mixer tap over and white gloss cupboards and drawers under. Neatly situated in the old fireplace is a ceramic hob with a hood over and spaces under for a fridge and freezer. There is an integrated electric oven, attractive lighting, bespoke display shelving, oak effect laminate flooring and spaces for a washing machine and dishwasher. Frosted glass window to the rear aspect. Opening to lounge.

**LOUNGE 13'2 x 12'9 (4.01m x 3.89m)**

Lovely light and welcoming dual aspect room with a striking painted stone fireplace with a polished stone hearth housing a 'Varde' wood burning stove. Frosted window to rear aspect and twin windows looking out over the gardens and countryside beyond. There is an understairs cupboard housing the immersion tank, oak affect laminate flooring, stylish lighting, an opening to the stairs and a door to the wet room.

#### WET ROOM

Having a low level w.c, a wall mounted wash handbasin and shower with large overhead shower. There is a shower curtain rail, slate tiling to the floor (with underfloor heating), an extractor, tiling to the walls, recessed spotlighting, heated towel rail and an obscure glazed window to the rear aspect.

A wooden staircase rises to the first floor.

#### FIRST FLOOR

##### LANDING

With window seat to rear aspect, contemporary painted wooden floorboards and doors off to bathroom and all three bedrooms.

**BEDROOM ONE 16'1 x 13'3 (4.90m x 4.04m)**

Well proportioned triple aspect room with a panoramic feature slit window to the side aspect, window to the rear and one to the front aspect enjoying elevated views across the garden towards the fields and countryside beyond. The painted stonework is complemented by laminate floorboards and a lovely vaulted ceiling.

**BEDROOM TWO 13' x 10'5**

Double bedroom with vaulted ceiling, skylight, painted floorboards and a window to the front aspect with rural views

**BEDROOM THREE 9'8 x 9'8 (2.95m x 2.95m)**

Double bedroom with attractive vaulted ceiling, skylight, painted floorboards and a window to the front with expansive rural views

**BATHROOM**

With white fitted suite comprising a low-level w.c, bespoke oval wash hand basin with mixer tap over and a panelled bath with tiled surround and a mixer tap over. There is a part vaulted ceiling, a skylight, an extractor and a heated towel rail.

**OUTSIDE**

There is off road parking and a a striking sliding door and access to

**CARPORT 16' x 12'7 (4.88m x 3.84m)**

With stone chippings, storage shelf and light.

**GARDEN**

The garden is beautifully maintained and enjoys a lovely outlook across neighbouring fields to the countryside beyond. Neatly enclosed by fencing and mature hedging, there is a well tended lawn, with adjacent borders containing mature shrubs and plants. There is a large raised bed to inspire a herb garden or vegetables being grown, whilst a patio and stone chipped areas would seem an ideal place in which to sit out and enjoy the rural views on offer.

**WORKSHOP**

With part glazed door, window to side aspect, power and light.

**SERVICES**

Mains water and electric. 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 Redruth road and proceed through the hamlet of Wendron, passing the former New Inn on the left hand side. Continue down the hill and at the bottom turn right to Poldark Mine and Porkellis. Follow the road and eventually up a hill and enter Porkellis. Continue into Porkellis taking a right hand turn at The Star Inn Public House. Follow the road ,which passes the village hall on the left hand side, continue for a short distance and the property can be found on the right hand side and will be identifiable by our For Sale board.

#### **WORLD HERITAGE SITE**

The property is situated in a World Heritage Site.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band B

#### **ANTI-MONEY LAUNDERING**

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

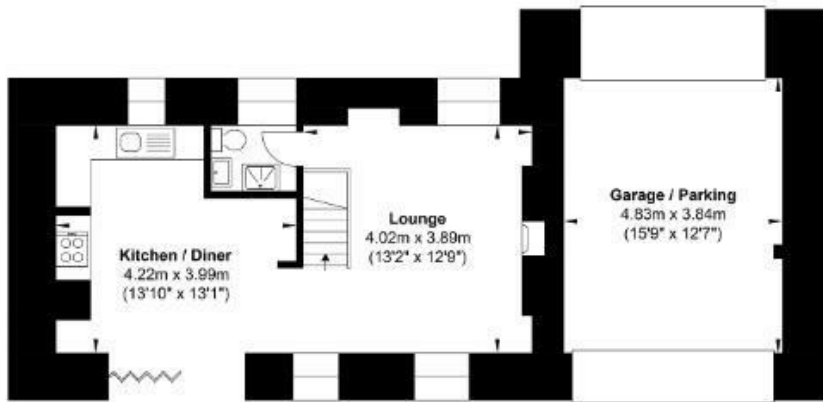
#### **PROOF OF FINANCE - PURCHASERS**

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.

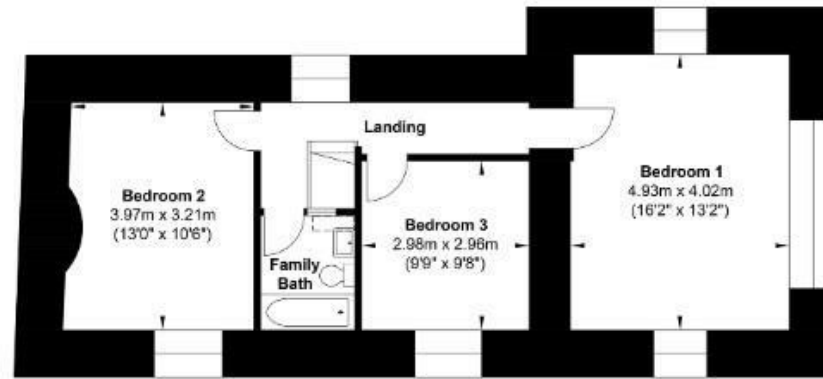
#### **DATE DETAILS PREPARED.**

2nd April 2025





**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 106.06 m2 ... 1141.7 ft2**

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.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>83</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         | <b>45</b>                  |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



## Christophers Estate Agents

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