



Kia Mina Germoe Lane, Germoe, TR20 9QY

£525,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Kia Mina Germoe Lane

- DETACHED BUNGALOW
- THREE BEDROOMS – MASTER AND SECOND BEDROOM EN SUITE
- BEAUTIFULLY PRESENTED
- DELIGHTFUL RURAL SETTING
- FINE VIEWS TOWARDS OPEN COUNTRYSIDE
- COUNCIL TAX BAND D
- FREEHOLD
- EPC D-59

An opportunity to purchase a beautifully presented, three bedroom detached bungalow in the rural Cornish village of Germoe.

The modern residence, which benefits from oil fired central heating and double glazing, is beautifully presented and enjoys fine views towards open countryside.

In brief, the accommodation comprises an entrance area, utility room, kitchen, lounge/diner, shower room and three bedrooms, the master and second bedroom benefit from an en suite. The outside space is a real feature of the property with a pleasant rear garden with patio area, whilst to the front of the residence is a parking area and further garden area with stone chippings for ease of maintenance, raised vegetable beds, a large workshop and a greenhouse.

Germoe itself is a picturesque rural community which has its own primary school and church. It is conveniently positioned for exploring the Mounts Bay coastline and enjoying amenities and sandy beach of the nearby Praa Sands. More extensive amenities can be found at the nearby towns of Helston and Penzance with national stores, cinemas, sports centre with indoor swimming pools. The town of Penzance also provides access to mainline national rail links to London and beyond.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance area.

ENTRANCE AREA

With coat hooks, window to the side, door to the hall and utility room.







UTILITY ROOM 7'9" x 4'9" (2.36m x 1.45m)

With a frosted window to the front and a working top surface incorporating a sink unit and mixer tap over, space under for both a washing machine and tumble dryer. The room houses the boiler.

HALL

With access to the loft, doors to three bedrooms, shower room, built-in cupboard, lounge/diner and kitchen.

KITCHEN 12'6" x 10' (3.81m x 3.05m)

An attractive kitchen comprising solid quartz work top surfaces with one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are an array of built-in appliances including a fridge, freezer, dishwasher, combination microwave oven and a further oven. There is also an induction hob with extractor hood over. Window to the side. Double doors to lounge/diner.

LOUNGE/DINER 14'9" x 19'8" (4.5 x 6.0)

A good sized room which is dual aspect with an outlook to the rear and side. French doors take full advantage of the fine views over open countryside towards Trecrom. There is a wood burner on a solid stone hearth which acts as a focal point for the room. Door back to the hall.

MASTER BEDROOM 14' x 10' plus passage (4.27m x 3.05m plus passage)

A dual aspect room with far reaching views over open countryside. There are double doors which open on to the garden. Door to en suite.

EN SUITE

Comprising a shower cubicle with both rain and flexible shower heads, a close coupled W.C. and a pedestal washbasin. The room has a tiled floor, heated towel rail, partially tiled walls and a frosted window.

BEDROOM TWO 13'9" x 10' plus passage (4.19m x 3.05m plus passage)

A dual aspect room with views to open countryside. There are built-in wardrobes, heated towel rail and a door to en suite.

EN SUITE

An en suite bathroom comprising bath with mixer tap and shower attachment over, pedestal washbasin with mixer and a close coupled W.C. There is a tiled floor, partially tiled walls, towel rail and frosted window.

BEDROOM THREE 10'3" x 10' plus door recess (3.12m x 3.05m plus door recess)

With outlook to the front and built-in wardrobes.

SHOWER ROOM

Comprising a shower cubicle with both rain and flexible shower heads, close coupled W.C., heated towel rail, pedestal washbasin with mixer tap over. The room has partially tiled walls.

OUTSIDE

To the rear of the property is a pleasant garden area which has a lawn and well established plants and shrubs. The rear garden has a small shed and also provides a patio area which would seem ideal for al fresco dining and entertaining. To the front of the residence is a parking area and a further garden area with raised vegetable beds, a large workshop and a greenhouse. There are stone chippings, for ease of maintenance.

SERVICES

Mains electricity and water. Private drainage.

DIRECTIONS

From Helston take the A394 towards Penzance and pass through the villages of Breage and Ashton. At the Germoe crossroads with Praa Sands, turn right into Germoe and the lane to access the property is the second turning on your left hand side. Viewers may notice the mirror at the end of the lane which will help to locate this area. Head to the end of this lane and the property is the last property on the left hand side.

AGENTS NOTE ONE

We are advised that the access lane is owned by a local farmer and the neighbouring property of Keston as well as Kia Mina have a right of access over it.

AGENTS NOTE TWO

We are advised that a small area which provides additional parking for the property is currently rented to the Vendors by the local farmer. Any new owner will need to agree a new arrangement with the farmer if they wish to retain this parking space.





AGENTS NOTE THREE

We are advised that the septic tank for the property is located on the area of land which is rented from the farmer.

AGENTS NOTE FOUR

We are advised that planning permission was granted in the past for a garage. Further details can be found on the Cornwall Council planning portal using planning reference PA13/08023. We are also advised that this planning permission has now lapsed.

AGENTS NOTE FIVE

We understand this property is located in a world heritage site area. For details please visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band D.

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/>

ANTI-MONEY LAUNDERING

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

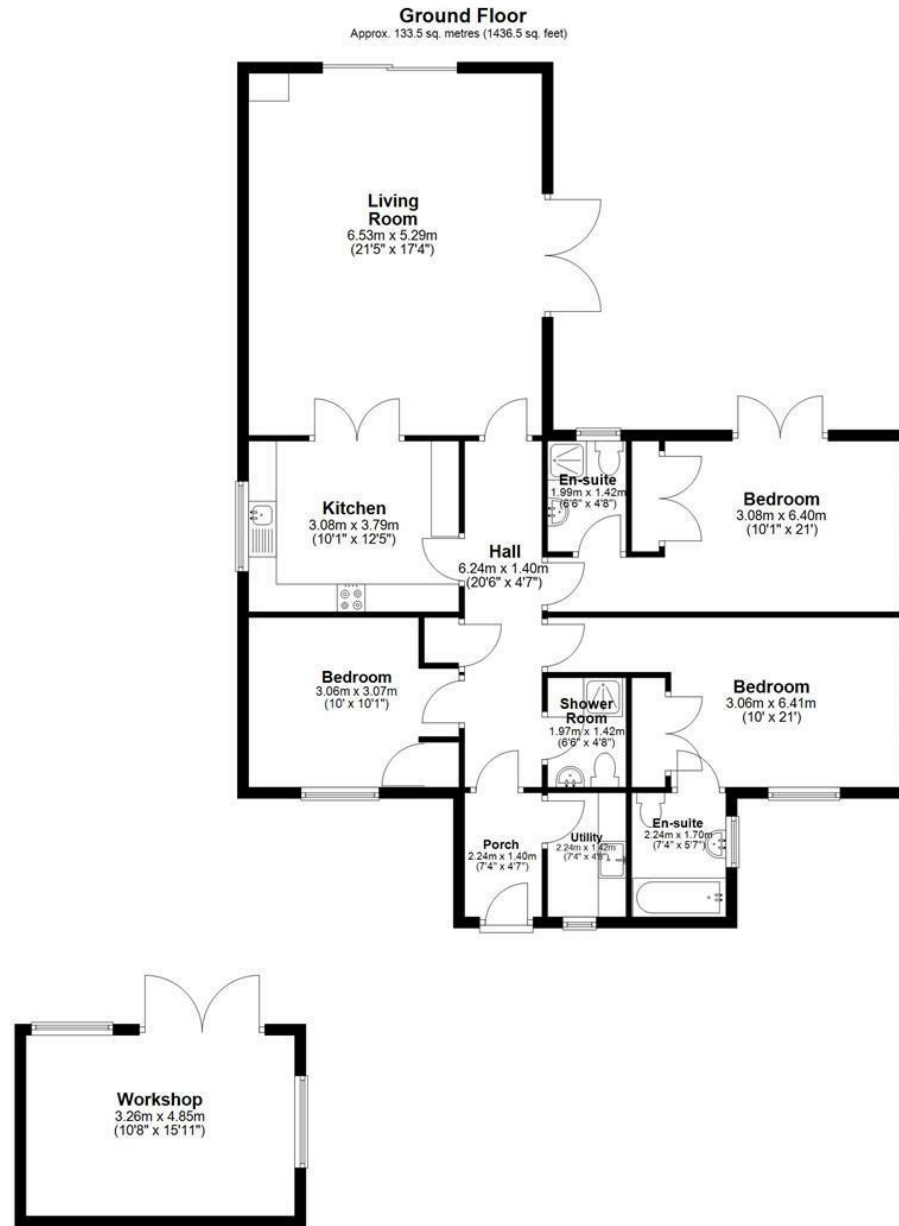
PROOF OF FINANCE - PURCHASERS

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.

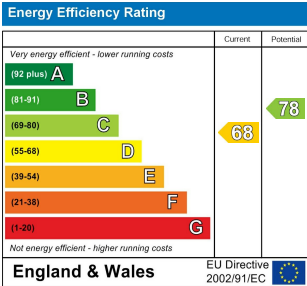
DATE DETAILS PREPARED

29th April, 2025.





Total area: approx. 133.5 sq. metres (1436.5 sq. feet)



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS