



Conson House 5 Fowlfield Row, Breage, TR13 9PQ

£540,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Conson House 5 Fowlfield Row

- THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED PROPERTY
- MANY CHARACTER FEATURES
- CENTRAL HEATING, DOUBLE GLAZING & SOLAR PANELS
- LILLEVILLA STUDIO STYLE LOG CABIN
- LOVELY SOUTH FACING GARDEN
- PARKING
- FREEHOLD
- COUNCIL TAX D
- EPC E-54



Situated in the popular Cornish village of Breage is this well proportioned, three bedroom semi detached house of immense charm and character. The beautifully presented property, which enjoys many character features from its local stone facade to impressive inglenook fireplace. The property benefits from central heating, double glazing and solar panels. A real feature of the residence is the extremely good sized southerly facing garden, which is beautifully maintained with a large lawned area, well established plants and shrubs and vegetable plot. Located at the end of the garden is a recently installed studio that has multiple uses as office space, gym, crafting or guest accommodation.

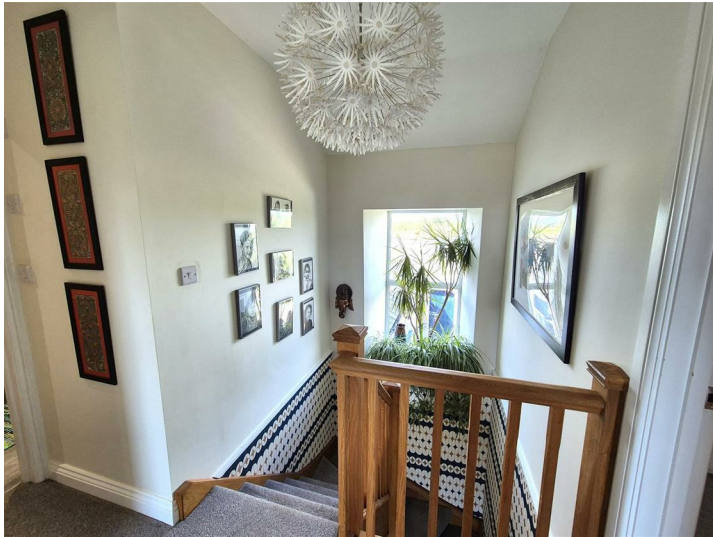
To the rear of the residence is a parking area and to the front of the residence is a further parking space.

In brief, the accommodation comprises, an entrance area, utility room, w.c., inner hall and completing the ground floor, a lounge kitchen/diner. On the first floor is a bathroom and three bedrooms.

Breage itself is an extremely popular village which boasts many amenities including a post office, public house, primary school and garden centre with well regarded café. Being situated along the A394 allows convenient transportation to Porthleven with its many restaurants, shops and public houses as well as the more extensive amenities of the market town of Helston with national stores, cinema and leisure centre with indoor pool.

THE ACCOMMODATION COMPRISES (DIMENSION APPROXIMAT

DOOR TO THE ENTRANCE AREA





ENTRANCE AREA

With a skylight, tiled floor, door to the w.c. and door to the utility room.

UTILITY ROOM 8' x 5'6" (2.44m x 1.68m)

Comprising working top surfaces incorporating a sink unit with drainer and a mixer tap over, cupboards and drawers under and a space for a washing machine. There is a tiled floor and a window to the side. The room houses the combination oil fired boiler.

W.C.

Comprising a w.c. with concealed cistern, sink with mixer tap over and cupboards under and a tiled splashback.

INNER HALL

This is a useful storage area and opening to the lounge kitchen/diner.

LOUNGE KITCHEN/DINER 24'3" x 20' (narrowing to 11'3") (7.39m x 6.10m (narrowing to 3.43m))

An impressive L-shaped open plan room with a charming inglenook fireplace with local stone surround and tiled hearth, housing a woodburner and acting as a focal point for the room. This area is dual aspect with an outlook to the front garden and rear aspect.

KITCHEN AREA

Working top surfaces incorporate a sink unit with drainer and mixer tap over, cupboards and drawers under. An array of built-in appliances.

STAIRS AND LANDING

With access to the loft and doors to all remaining rooms.

BATHROOM

An attractive suite comprising bath with a mixer tap over, close coupled w.c., shower cubicle with both rain and flexible shower heads and a wash basin with mixer tap over, surround and cupboards under. There is a obscured window to the rear and partially tiled walls.

BEDROOM ONE 15'3" (narrowing to 14'3") x 10'6" (4.65m (narrowing to 4.34m) x 3.20m)

With an outlook over the front garden and towards St Brecca Church.

BEDROOM TWO 10'3" x 10'3" (3.12m x 3.12m)

Outlook to the front and towards St Brecca Church.

BEDROOM THREE 10'6" x 9'3" (3.20m x 2.82m)

With an outlook to the rear aspect and towards open countryside.

OUTSIDE

To the rear of the property is a parking area and an outbuilding which is characterful in appearance and is a good size housing the solar panel controls and batteries. The outbuilding also has a small storage area. The southerly facing front garden is a real feature of the property being beautifully maintained with an abundance of well established plants and shrubs. There is a good sized lawn area, patio area and a vegetable plot. Situated towards the end of the garden is a recently installed chalet style building.

AGENTS NOTE ONE

We are advised that there is a shared path to the side of the property.





AGENTS NOTE TWO

We are advised that to the side of the property is an area which is owned by a neighbouring residence and Conson House has a right of way over this area.

AGENTS NOTE THREE

We are advised that the access lane to the rear of the property is shared with other properties.

WORLD HERITAGE SITE

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

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains water, electricity, private drainage and solar panels.

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 D

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.

3rd September 2025

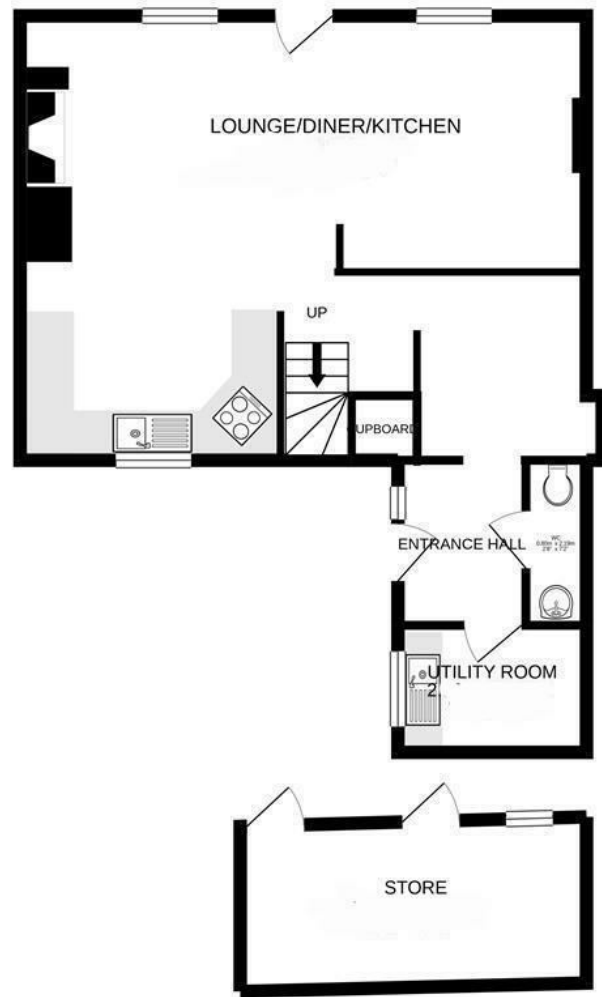




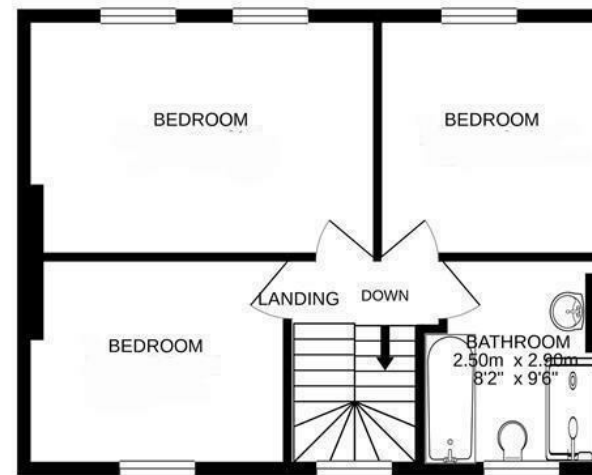




GROUND FLOOR



1ST FLOOR



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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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