



**Pipers Green Skyburriowe Lane, Garras, TR12 6LP**

**£675,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Pipers Green Skyburriowe Lane

- FOUR BEDROOM, FOUR BATHROOM DETACHED BUNGALOW
- SPACIOUS AND VERSATILE ACCOMODATION
- ON A GENEROUS PLOT OF JUST OVER HALF AN ACRE
- SUPER RURAL SETTING IN AN AREA OF OUTSTANDING NATURAL BEAUTY
- DOUBLE GARAGE
- FREEHOLD
- COUNCIL TAX BAND D
- EPC - D57

An opportunity to purchase a nicely presented dormer bungalow of generous proportions combining spacious versatile accommodation in this super rural setting on the fringes of the highly regarded village of Mawgan.

Set back from the lane on a plot of just over half an acre enjoying a lovely outlook over woods and onwards to open countryside.

The flexible accommodation offers on the ground floor a spacious lounge, sun room, kitchen/breakfast room, dining room, three bedrooms one of which is en-suite and a bathroom. On the first floor there is a further bedroom with en-suite bathroom.

The beautifully landscaped gardens are an absolute delight, on the edge of woods where one can immerse themselves in nature. There is a generous parking and turning area that leads to a double garage.

Situated on the fringes of Mawgan village which is a thriving traditional Cornish village near the beautiful Helford River with a range of amenities to include a village shop, public house/restaurant and a church with nearby playing fields and village hall. The adjacent hamlet of Garras offers a highly rated primary and nursery school whilst secondary schooling, served by bus routes, is available in both Mullion and Helston.

The nearby Trelowarren Estate, offers fantastic facilities to include a quality restaurant, spa with swimming pool and miles of stunning woodland walks. The famous village of Helford with its renowned sailing waters is within a reasonable drive of the property as is the nearest town of Helston with a wide range of supermarkets and amenities. The coast path, beaches, coves and fishing villages of the Lizard Peninsula are accessible from Mawgan.











#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

A part glazed door to the entrance porch.

#### ENTRANCE PORCH

With tiling to the floor, storage cupboard and window and an opening through to the inner hallway.

#### INNER HALLWAY

With a turning staircase rising to the first floor, understairs storage cupboard with glazed paneled doors to the lounge.

#### LOUNGE 21'8" x 21'7" (6.61 x 6.58)

A spacious room with two sets of French doors leading out onto the front patio area and also the rear garden. a window to the rear aspect enjoys a lovely outlook over the garden, over the wood and onwards to rolling Cornish countryside. There is a stone fireplace with slate hearth and mantel with a wood burner. The room is lit by a number of wall lights and a set of glazed patio doors lead to the conservatory/sun room.

#### CONSERVATORY/SUN ROOM 17'7" x 8'1" (of irregular shape) (5.37 x 2.48 (of irregular shape))

With an impressive wooden vaulted and beamed ceiling, tiled flooring and part stone facings to the walls. There are five windows which overlook the garden and onwards to woods and open countryside. There are French doors that lead outside.

#### KITCHEN 20'8" x 10'8" (6.32 x 3.27)

With a wood effect fitted kitchen that comprises stone effect worktops, attractive tiled splash backs that incorporate a ceramic hob with stainless steel splash back and stainless steel chimney style hood over and a twin bowl sink drainer with swan neck mixer tap. There are mix of base and drawer units under with wall units over and a hatch through to the dining room. A stainless steel built-in oven, built-in dishwasher and refrigerator. There is a breakfast bar arrangement with further cupboards with display cabinets over, large wall cupboard and a further cupboard which houses the oil boiler. There is a window to the rear aspect overlooking the garden with a lovely rural outlook and a part glazed door out onto the patio. An opening to the dining room.

#### DINING ROOM

Currently split into two areas with tiling and wood flooring and is partitioned by sliding doors. There is a loft hatch to the roof space, windows to the rear and front aspect with further glazed French doors, again enjoying lovely vistas over the garden and woods, with a door to the inner hallway and a door to the bedroom.

#### BEDROOM ONE 14'2" x 12'0" (4.33 x 3.68)

With a bay window with glazed French doors with views out over the garden and woods. There is a further window to the side aspect.



#### **BEDROOM TWO 11'5" x 9'1" (3.48 x 2.79)**

With a built-in wardrobe and windows to both the side and the front aspect.

#### **BATHROOM**

With a wood panelled bath, with tiled splash back, glass screen and a mixture shower arrangement. Wash hand basin, w.c., tiling to the walls and vinyl flooring.

From the entrance hallway a door leads to a further bedroom.

#### **BEDROOM THREE 13'5" x 10'9" (4.1 x 3.3)**

With an array of built-in wardrobes and a window to the front aspect. A concertina door leads to a shower room.

#### **SHOWER ROOM**

With a glazed and tiled walk-in shower cubicle, w.c., wash hand basin set into a vanity unit, with storage under and a window to the front aspect.

From the hallway a turning staircase rises to the first floor landing area, which has limited headroom at its eaves. There is a skylight and a door to a bedroom. The landing has a cupboard which houses the immersion heating and has slatted drying shelves.

#### **MESTER BEDROOM 17'8" x 11'5" (5.4 x 3.48)**

With limited room at its eaves, with skylight and a dormer window to the front aspect, enjoying the lovely view over the garden, wood and rolling countryside and the room has a built-in wardrobe. . With an opening to the bathroom.

#### **BATHROOM**

With a bath and tiled splash back, wash hand basin set into a vanity unit with storage under, w.c., eave storage cupboard and a skylight.

#### **OUTSIDE**

A gated driveway leads to a generous parking and turning area which leads to the detached garage. Steps lead down to the front of the property, with outside lights, where there is an expansive patio area.

#### **GARDENS**

The gardens and grounds are an absolute delight, cradling the property and stretching to some 0.6 acres. Having been beautifully landscaped, with trees and hedges at its border, offering excellent degrees of privacy. The garden is terraced with an expanse of lawns, all framed by the trees and shrubs at its border which include fruit trees with wonderful views over the woods and fields beyond. There are a good range of patio and seating areas for al fresco dining and to the rear lawn there is a summerhouse with patio area to the front with power and light. To one of the edges there is a wildlife pond. All in all a delight for those to enjoy a super outside space and immerse themselves in nature.







#### AGENTS NOTE

We have been advised that there is spray on insulation on the underside of the roof at the property which may or may not be mortgageable by some banks and building societies. Potential purchasers should discuss this with their lender.

#### SERVICES

Mains water, electricity, private drainage, oil fired central heating

#### DIRECTIONS

On leaving Helston proceed along the A3083 towards The Lizard. After passing Culdrose turn left at the roundabout and follow the B3293 heading towards Coverack and St. Keverne. At the next roundabout, go over the roundabout, passing the school on your left hand side. As you rise up the hill, you will see Skyburriowe on your right hand side, proceed along the lane, where Piper's Green will be found after a short while on your right hand side.

#### 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

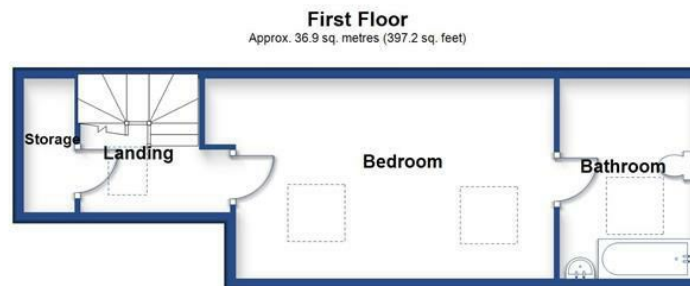
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED.

19th September 2025







Total area: approx. 202.9 sq. metres (2183.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	57	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. Lesser 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.





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