



Spring Garden, Wheal Vor
Breage, Cornwall TR13 9NQ
Price guide £650,000

CHRISTOPHERS
ESTATE AGENTS

An opportunity to purchase a large detached bungalow set in generous gardens with driveway parking, annexe, cinema room and swimming pool.

Situated on the fringes of the rural village of Carleen, is this fantastic opportunity to purchase a spacious three bedroom bungalow which has been greatly enhanced by the current owners. Set in generous gardens, which cradle the property, the outside space is a real feature of the residence with the highlight being the LPG swimming pool.

The residence, which benefits from oil fired central heating, double glazing and freehold solar panels. The property also boasts an en suite master bedroom and a modern fitted kitchen with built-in appliances. There are a number of outbuildings, one of which, subject to the necessary planning and consents, would seem to provide the potential for an additional income stream or accommodation for a dependant relative. A further outbuilding provides a detached cinema/gym with surround sound system.

In brief, the accommodation comprises an entrance porch, kitchen, dining room, sun room, hall, two bedrooms, bathroom, playroom/office, inner hall, master bedroom with en suite and a lounge.

Wheal Vor itself is situated close to the village of Carleen and is conveniently positioned for exploring this area of West Cornwall. The nearby village of Breage provides amenities such as a post office, public house and a well regarded primary school. Most extensive amenities can be found in the nearby town of Helston with national stores, supermarkets, cinema, sports centre and both primary and secondary schooling.

We are advised that the property currently has planning permission granted for alterations to the bungalow includes a loft conversion with roof dormer. Further information can be found by visiting the Cornwall Council website using the planning reference number: PA21/05066

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to

PORCH

With outlook over the front garden. Door to

KITCHEN

4.88m x 2.51m (irregular room size) (16' x 8'3" (irregular room size))

An attractive kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a hob with hood over, dishwasher and a double oven. There are partially tiled walls, outlook to the side, door to the rear garden and opening to

DINING ROOM

4.88m x 2.90m (max measurements) (16' x 9'6" (max measurements))

With outlook to the front garden, door to the hall and office. Opening to

CONSERVATORY/SUN ROOM

3.35m x 1.83m (11' x 6')

A triple aspect room with outlook and door to the front garden.

HALL

With access to the loft, doors to two bedrooms and door to

SHOWER ROOM

Comprising a large walk-in shower cubicle with both rain and flexible shower heads, close coupled W.C. and a pedestal washbasin. There is a frosted window to the rear, tiled floor, partially tiled walls and a heated towel rail.

BEDROOM TWO

3.12m x 2.97m (10'3" x 9'9")

With outlook to the rear garden.

BEDROOM THREE

3.12m x 2.97m (10'3" x 9'9")

With outlook to the rear garden.

OFFICE/PLAYROOM

3.73m x 2.82m (12'3" x 9'3")

With outlook to the front.

Opening to

INNER HALL

With door to the master bedroom and door to

LOUNGE

5.26m x 4.57m (17'3" x 15')

A triple aspect room with french doors opening on to the decking area and to take full advantage of the views over the garden. There is a feature fireplace with hearth and mantel over housing an LPG fire.

MASTER BEDROOM

4.57m x 4.88m (max measurements) (15' x 16' (max measurements))

A dual aspect room with outlook to the front and side. Door to

EN SUITE

Comprising a shower cubicle, close coupled W.C. and a pedestal washbasin. There are partially tiled walls, tiled floor and frosted window to the side.

CINEMA ROOM/GYM

9.45m x 4.42m (31' x 14'6")

A dual aspect room with spotlighting and built-in surround system.

OUTBUILDING/ POTENTIAL ANNEXE

LOUNGE/KITCHEN/DINER

4.57m x 4.42m (15' x 14'6")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over. There is a built-in double oven, hob with hood over and a dishwasher. The room has spotlighting and an outlook to the garden. Door to

BEDROOM

5.64m x 2.51m (18'6" x 8'3")

With door to the outside and door to

SHOWER ROOM

Comprising close coupled W.C., shower cubicle, pedestal washbasin and a frosted window to the side.

UTILITY BUILDING

3.43m x 2.44m (11'3" x 8')

A useful building which houses the oil fired boiler for the main house central heating and LPG boiler for the annexe central heating. There is a water supply to this area, electric and an outlook to the yard.

OUTSIDE

The outside space is a real feature of the property with large gardens cradling the main residence. At the front a driveway provides parking for a number of cars. The gardens are laid mainly to lawn with well established plants and shrubs. There is a pleasant decking area which is accessed from the lounge, a fishpond, two storage outbuildings and a greenhouse.

SWIMMING POOL

A highlight of the garden is the LPG heated swimming pool which I am sure will win favour with many discerning purchasers.

AGENTS NOTE ONE

We are advised that the solar panels, present at the property, are freehold.

AGENTS NOTE TWO

We are advised that planning permission is currently granted for amendments to the property. Further information can be found by visiting the Cornwall Council website and using the reference number: PA21/05066.

DIRECTIONS

From Helston take the road to Penzance and at the top of Sithney Common Hill turn right to Camborne & Hayle by Chris Nicholls Motors. Follow this road and take the second turning on the left signposted Godolphin and Carleen. Follow the road for a couple of miles passing Poldown Caravan Park on your right hand side, up the hill and continue along this road as it straightens out. As the road bends around to the right the property will be found on the right hand side.

SERVICES

Mains electricity, water and private drainage.

COUNCIL TAX BAND

Council Tax Band D.

ANTI MONEY LAUNDERING REGULATIONS

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

13th February 2023

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Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.

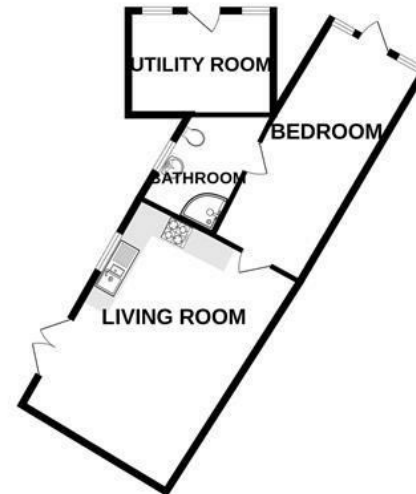
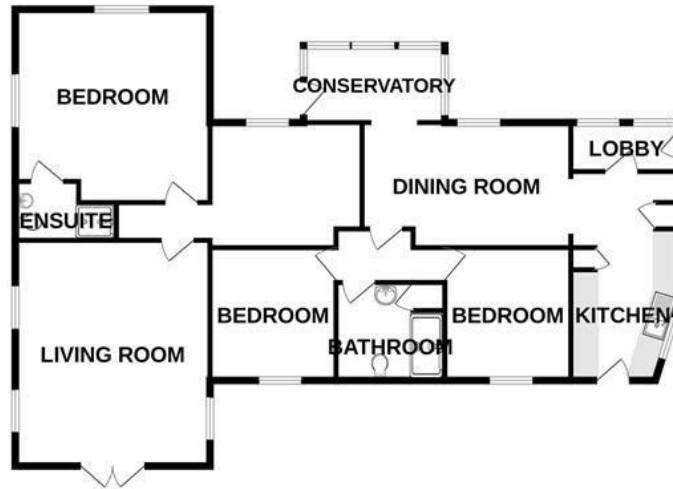
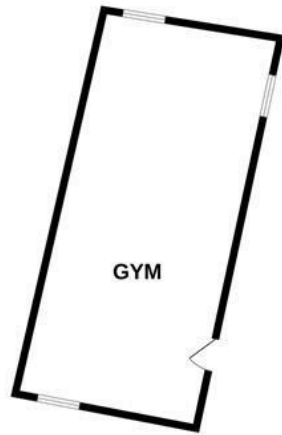


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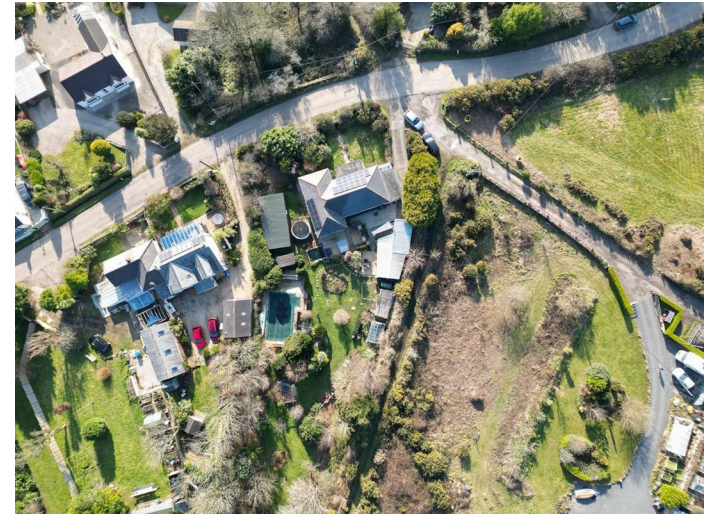
Price guide £650,000

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GROUND FLOOR



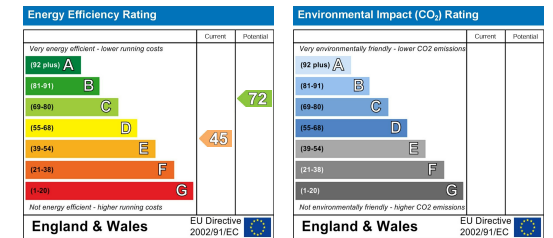
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OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT - E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven, Helston TR13 9HJ - E: porthleven@christophers.uk.com - T: 01326 573737



5 Wendron Street, Helston, TR13 8PT
property@christophers.uk.com
 01326 565566
www.christophers.uk.com

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