

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, terraced cottage of immense charm and character in the rural Cornish hamlet of Crelly.



Located in a delightful rural setting in the Cornish hamlet of Crelly, close to the market town of Helston, is this well proportioned, two bedroom cottage of immense charm and character. From its local stone facade to its beamed ceilings and feature fireplace, the property has been sympathetically updated over the years and retains period features. The residence, which benefits from some double glazing, has gardens to the front and rear and enjoys views to open countryside.

In brief, the accommodation comprises an entrance porch, lounge, dining room, kitchen, rear hall and a bathroom. On the first floor there are two bedrooms and a nursery. Located to the rear of the property is a converted outbuilding which is currently utilised as a home office.

Crelly Terrace is situated in a pleasant rural hamlet about four miles from Helston, set amidst miles of open countryside. A short drive away is the hamlet of Wendron with its primary school and Wheal Dream Bar and Restaurant nearby. Helston provides amenities which include national stores, cinema, sports centre with indoor swimming pool and is only a few miles from the coast.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

DOOR TO

ENTRANCE PORCH

With vaulted ceiling with glass panels, tiled floor and a stable style door to

LOUNGE

A fabulous room with feature fireplace housing a wood burner on a tiled hearth and an exposed stone surround. There is a beamed ceiling, outlook to the front, stairs to the first floor, door to the bathroom, door to the kitchen and opening to

DINING ROOM 3.58M X 2.67M (11'9" X 8'9")

Having a beamed ceiling, outlook to the front and having a former fireplace which is no longer in working order.

KITCHEN 2.44M X 2.29M (8' X 7'6")

Having outlook to the rear and comprising working top surfaces incorporating a Belfast sink with mixer tap over, cupboards and drawers under and wall cupboards over. There is a tiled floor, partially tiled walls, beamed ceiling and step down to

REAR HALL

With tiled floor, built in cupboards and door to the rear courtyard.

BATHROOM

Suite comprising a P shaped bath with mixer tap over and shower attachment, close coupled w.c., wash basin with mixer tap and drawers under. There are partially tiled walls, beamed ceiling, outlook to the rear and a towel rail.

STAIRS AND LANDING

With doors to all remaining internal rooms.

BEDROOM ONE 3.66M X 3.43M NARROWING TO 3.35M (12' X 11'3" NARROWING TO 11')

Having an array of built in wardrobes and an outlook over the front towards open countryside.

BEDROOM TWO 3.73M X 2.97M (12'3" X 9'9")

With outlook to the front over open countryside and having built in wardrobes.

NURSERY 4.34M X 2.36M (14'3" X 7'9")

A room with limited head space, window and skylight with outlook over open countryside.

OUTBUILDING

Currently utilised as a home office with bi-fold doors, power, cupboards with space for a tumble dryer and housing the boiler and an outlook towards open countryside.

OUTSIDE

To the front of the property is a garden which is mainly laid to lawn with well established plants and shrubs. There is a useful shed and a pleasant patio area. To the rear of the residence is a courtyard which is low maintenance and has flagstone slate paving.

AGENTS NOTE ONE

The neighbours have a pedestrian right of way between the back of the property and the office space.

AGENTS NOTE TWO

The rear courtyard area immediately adjacent to the rear of the property does not form part of the legal title to the property although the current owners use it for their own enjoyment. The Agents will be happy to provide further details on request.

AGENTS NOTE THREE

There is a small area of flying freehold above the rear door to the property. Again the Agents will be happy to provide further details on request.

VIEWING

To view this property or any other property we are offering for sale simply call the number on the back of our details.

DIRECTIONS

From Helston take the Redruth road and proceed through the hamlet of Wendron, passing The New Inn on the left hand side. Go down the hill and up the other side and after a short distance on the straight bit of road take the turning on the left signposted Crelly and Bodilly. Continue past the initial row of cottages for approximately half a mile and Crelly Terrace can be seen on one's right hand side. Anneth Lowen is number 2 and will can be identified by our For Sale Board.

COUNCIL TAX BAND

Band B

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

5th October 2023

ANNETH LOWEN, 2 CRELLY TERRACE, TRENAR, NR HELSTON, TR13 0EZ PRICE GUIDE £320,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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