

2 Fords Hill
St Martin, TR12 6BU





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Nestled within a quiet position in the Hamlet of St Martin and having been transformed by the current owners, this beautifully light flooded three bedroom bungalow provides well proportioned living accommodation and attractive rural views. The well equipped kitchen/diner is a good size and perfect for busy family life or entertaining friends. In addition there are also three bedrooms, a family bathroom and cosy living room. To the front of the property there is a good size garden and gravel seating area with a gate providing access to the parking space. Backing onto open fields the rear garden provides a quiet and tranquil space to relax and enjoy the sunshine and beautiful views. If you love the great outdoors then St Martin on The Lizard is the perfect setting, with plenty of countryside walks on your doorstep as well as the Helford River and many secluded coves and beaches to explore. This is a great house if you want somewhere that you can move into and feel right at home but also providing scope for further renovation (subject to planning permissions) with the loft offering a large space with clear head height. Our clients have advised us that there is potential for a further four bedrooms in the loft.



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GUIDE PRICE - £275,000

LOCATION

Set within an Area Of Outstanding Natural Beauty, Newton-in-St-Martin is home to The Prince of Wales country pub, with a welcoming log fire to keep you warm whilst eating or drinking on colder days and a lovely garden for the summer. The Helford River is nearby with an abundance of quiet beaches and villages to explore and popular pub the Shipwrights Arms. From here you can walk on the South West coast path which goes all the way to the most southerly point at the Lizard and offers some of the most dramatic cliff top scenery in the country. You can also take a water taxi across the river to explore Glendurgan and Trebah gardens. The beaches at Porthallow and Coverack are both easily reachable by car. The market town of Helston is approximately five miles away with other nearby attractions including The National Seal Sanctuary at Gweek, Bonython Gardens near Cury, Roskilly's near Coverack, and The Chocolate Factory & Craft Centre at Mullion.

OUTSIDE

Benefiting from both front and rear gardens, the outside space at 2 Fords Hill does not disappoint. With the main area of garden to the front of the property providing a space which is mostly laid to lawn with a path leading up to the French doors into the kitchen/diner and a gravel seating area. To the rear there is a garden with mature trees and a raised decked seating area backing onto open fields. The rear garden provides a quiet and tranquil space to relax, enjoy the sunshine and the stunning views.

SERVICES

Mains electricity and water. Private shared drainage.

COUNCIL TAX BAND B

AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge of £350 for the maintenance of the shared septic tank.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		59	
(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			62
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTE TWO

Prospective purchasers should be aware that number 3 Fords Hill has a pedestrian right of way across the front of the garden and number 1 Fords Hill has a pedestrian right of way through the rear garden.

AGENTS NOTE THREE

Prospective purchasers should be aware that this property can not be holiday let but can be let on a long term assured short hold tenancy.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

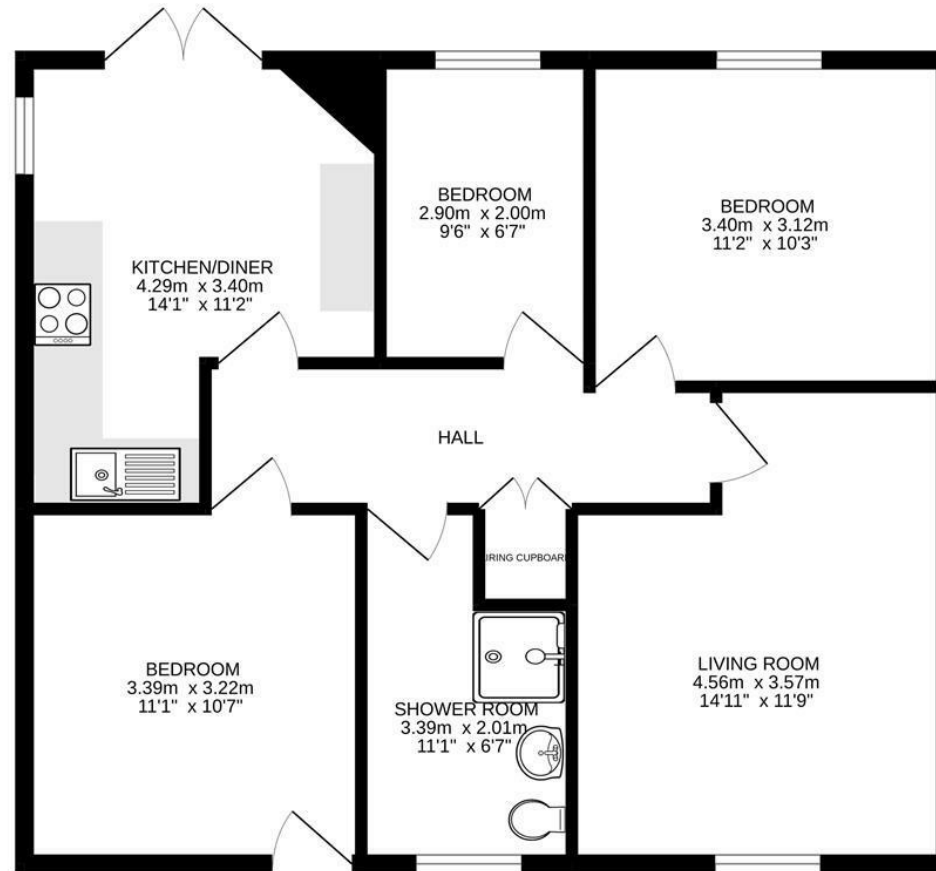
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

