



Lea Cottage Burras  
Helston, Cornwall TR13 0JD





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This beautiful three bedroom detached property offers a perfect blend of character and charm with stylish modern touches and plenty of light. Enjoy stunning rural views from the gorgeous gardens which are generous and feature a fabulous alfresco dining area as well as plenty of parking and a detached garage. This tranquil yet convenient location is perfect for those who love the countryside and the beach being close to both the North and South coast and surrounded by rural countryside. The house is well positioned to make the most of the nearby amenities, while still enjoying a sense of peace and privacy. Internally the property offers plenty of space and versatility with the hub of the house being the blissfully light and spacious open plan kitchen which flows into the live in dining space and light flooded sitting area. There is a huge lounge running the length of the property with the focal point being the multi-fuel burner at one end, perfect to cosy up around for a family movie night. There is plenty of space for children to play or a more formal dining area at the other end of the room. The bathroom is a real feature being luxuriously appointed with a free standing bath and separate shower. The first floor hosts all three bedrooms with each enjoying far reaching rural views. An additional benefit are the owned solar panels, particularly relevant in the current climate. This is a great opportunity to own a beautiful home in a tranquil yet convenient location.



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Guide Price - £425,000

#### LOCATION

Enjoying the tranquility of country living yet being conveniently located for access to major towns including Helston, Redruth and Camborne as well as the A30. The property also offers excellent access to the coast with beaches on both the North and South coasts being accessible with a 20 minute drive. The ancient market town of Helston lies approximately 5 miles South and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are also within reach. For foodies, approximately 8 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

#### ACCOMMODATION

Step inside the property and find yourself in a light flooded sitting area, flowing into the open plan kitchen and dining space this fabulous room is the hub of the house. Effortlessly blending traditional character and charm with contemporary style it is the perfect space to relax and connect with your family or socialise with friends. The lounge is a hugely spacious room running the length of the property, a multi fuel burner at one

end of the room provides the perfect spot to cosy up in front of the fire after a blustery winters walk with plenty of space for the children to play or perhaps scope to create a formal dining area or a work from home space. The ground floor bathroom is a real feature of the property being luxuriously appointed in a classic style with a free standing bath as well as a separate shower. The first floor hosts the bedrooms with all three enjoying far reaching rural views and a traditional feel with exposed A-frames. The master bedroom is a great room being spacious and enjoying not only a window to the front offering sweeping rural views but also a feature borrowed light window looking down onto the open plan kitchen.

#### OUTSIDE

The gardens are a real feature of the property being generous and fully enclosed. Enter via the secure timber gates and pull up on the gravelled parking area providing for parking for several vehicles. There is a garage with power and light and two log stores one of which is stone built with a slate roof. The gardens are primarily gently undulating lawn with plenty of space for children to play safely. There are established beds and borders well stocked with a variety of shrubs and plants. Situated at the top of the garden perfectly placed to enjoy the last of the evening sun is a gravelled seating area, from here take in the best of the views whilst enjoying a family barbecue or alfresco dinner.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### SOLAR SYSTEM

A huge asset to the property is the fully owned solar system. This 4Kw solar panel system is linked to a Myenergy Eddi solar diverter that feeds any excess solar power to the Sunamp thermal boiler which produces the hot water for the property. The current sellers enjoy free hot water sufficient for their needs as an active family of four from March through to October.

### SERVICES

Mains electricity and water, private drainage. Owned solar panels. Council Tax Band D.

### PROOF OF FINANCE

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.

### 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.





Total floor area 160.6 sq.m. (1,729 sq.ft.) approx

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.

