

Carsluick Cottage

Godolphin Cross, Cornwall TR13 9RJ







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Carsluick Cottage is a fabulous five bedroom traditional stone cottage, sympathetically renovated to include modern comforts. An outstanding feature is the large field, with hardstanding, which would be the perfect place to keep horse, or try self sufficient farming. Positioned on the edge of the popular village of Godolphin Cross in open countryside, our vendors wake up to the birds singing and fall asleep to the owls hooting! It is a short distance from the stunning National Trust Estate which includes plenty of woodland walks and Godolphin Hill with its fantastic views across Mounts Bay. After a peaceful walk, come home and light the wood burner in the gorgeous living room and enjoy views over the gardens from the stunning snug lounge. The bespoke kitchen is a beautiful feature to this home with integrated appliances, leading into a super utility room and pantry. Working from home, no problem! A decent size home office fronts the driveway and this room is certainly big enough to become a fifth bedroom if desired. The ground floor also provides a shower room, inner halls with storage, an entrance porch - perfect for keeping the muddy boots out the house! Head upstairs and you will find the modern family bathroom with power shower and four bedrooms all of which overlook the gardens. The gardens come to life in Spring and Summer and provide a private tranquil haven set in nearly two acres. The patio is the perfect place to soak up the Summer sunshine on comfy outside furniture under the pergola in the perfect spot. Just make sure you have your fire pit on hand once the sun has set.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE - £750,000

LOCATION

Nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

ACCOMMODATION

Entrance Porch
Snug
Kitchen

Dining Room
Utility Room
Larder
Living Room
Shower Room
Bedroom One with Walk in Wardrobe and En Suite
Bedroom Two
Bedroom Three
Bedroom Four
Bedroom Five/Studio with Shower Room
Family Bathroom

GARDEN

A beautiful formal garden to the front and rear of the property. An additional field with hardstanding and storage is on the opposite side of the lane.

PARKING

On the gravel driveway





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(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

CAR PORT

Ability to cover two vehicles.

SERVICES

Mains water and electric. Private sewerage treatment plant. Oil Central Heating

COUNCIL TAX BAND - F

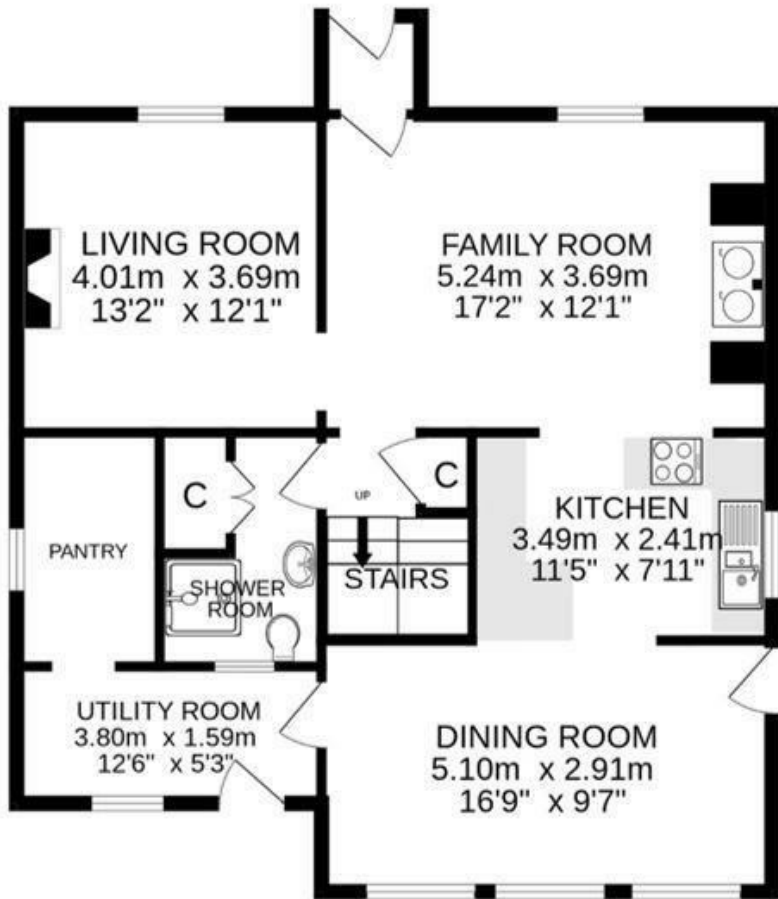
ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

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.

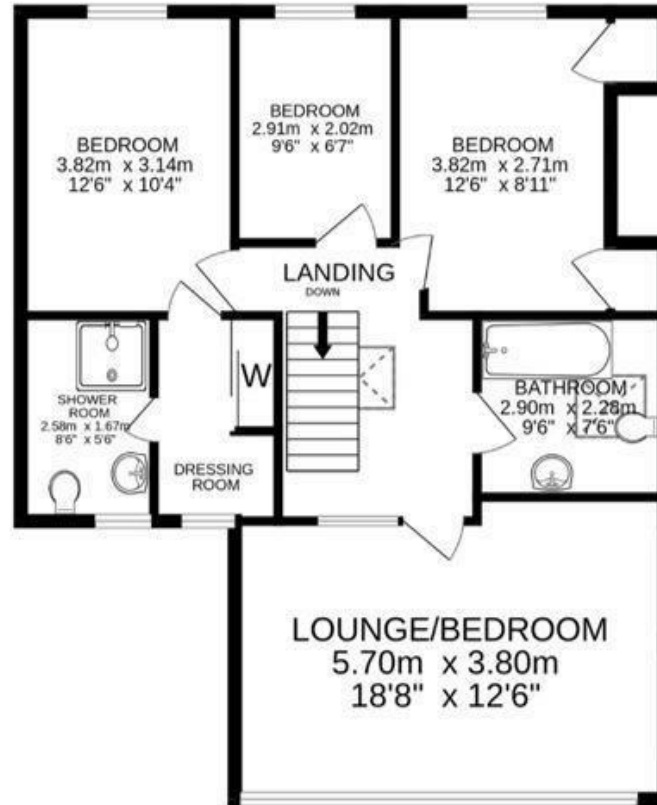
PROOF OF FINANCE – PURCHASERS

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.

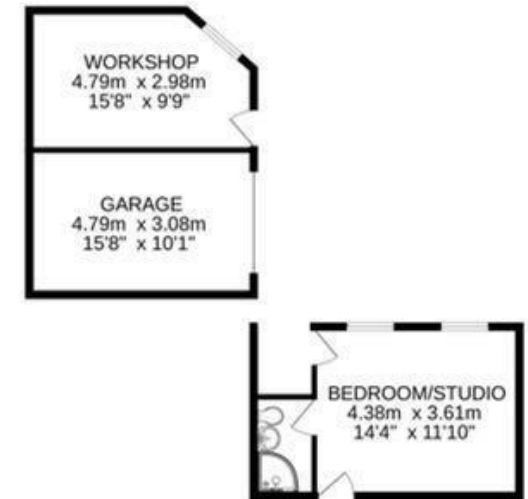




Ground Floor



First Floor



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.

