

# Angel Cottage 2 The Gap, Fowlfield Row Breage, TR13 9PQ







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Angel Cottage is a traditional two bedroom, two bathroom stone cottage, with double glazing, a stunning open plan living area, and beautiful gardens in a popular village location. The open plan living room is a space that seamlessly marries old world charm with modern design. The exposed stone walls contrast beautifully with the polished stone floor and elegance of exposed floorboards upstairs. Nestled within the living room, is a beautiful stone fireplace, housing a log burner, and is the heart of the home, along with the underfloor heating to the ground floor, providing warmth and comfort during the cooler months. The bespoke kitchen is a culinary enthusiast's dream, boasting exquisite craftsmanship and modern functionality with integrated oven, hob, microwave, dishwasher and fridge/freezer, along with beautiful teak worktops. The dining area creates an ideal setting for both everyday meals and entertaining. For added convenience, there is a downstairs toilet/utility room with a built in washer/dryer. Upstairs there are two generous double bedrooms, the master bedroom, has an ensuite bathroom with roll top bath. Completing upstairs is a beautiful bathroom again with roll top bath. There are exposed ceiling beams which add a touch of rustic elegance, serving as a reminder of the cottage's rich history. Step outside to the enchanting garden, through the stable doors, where you can unwind in the fresh air and enjoy the scenic beauty of the surrounding landscape. There is a rear courtyard accessed through French doors, with an antique iron gates. Additionally, there is a useful storage shed, and greenhouse. This traditional stone cottage is immaculately presented, showcasing a stunning open plan living room with a beautiful stone fireplace, exposed floorboards, and bespoke kitchen with teak worktops, and exposed ceiling beams make this property a rare gem. Don't miss the opportunity to call this exquisite cottage your home.

Coming to market with no onward chain



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

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**Guide Price - £350,000**

**Location**

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

**Accommodation**

Living Room (13'7"max x 9'6" 4.19m max x 2.93m)

Dining Area (10'8" x 6'5" 3.31m x 2.00m)

Kitchen (12'5" x 8'2" 3.82m x 2.52m)

Utility Room with WC (4'9" x 6'7" max 1.51m x 2.06m max)

Bedroom One with En Suite (13'3" x 7'7" 4.06m x 2.37m and 11'3" x 4'9" 3.45m x 1.51m)

Bedroom Two (13'7" x 8'0" 4.20m x 2.44m)

Family Bathroom (10'0" x 7'4" 3.07m x 2.26m)

**Garden**

A beautiful garden to the front of the property offering a range of established plants. There is a rear courtyard with pedestrian access.

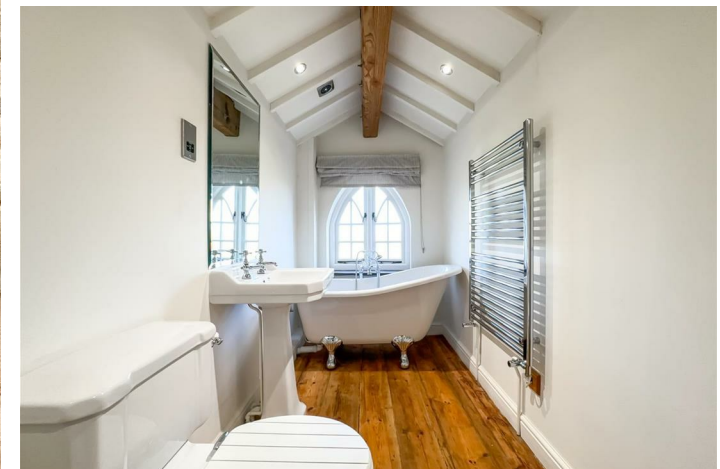
**Services**

Mains electric, water. Private Drainage.

**Council Tax Band - B**

**Agents Note**

There is a right of access across the front of the property for the benefit of numbers one to four.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	64
<b>England &amp; Wales</b>		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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

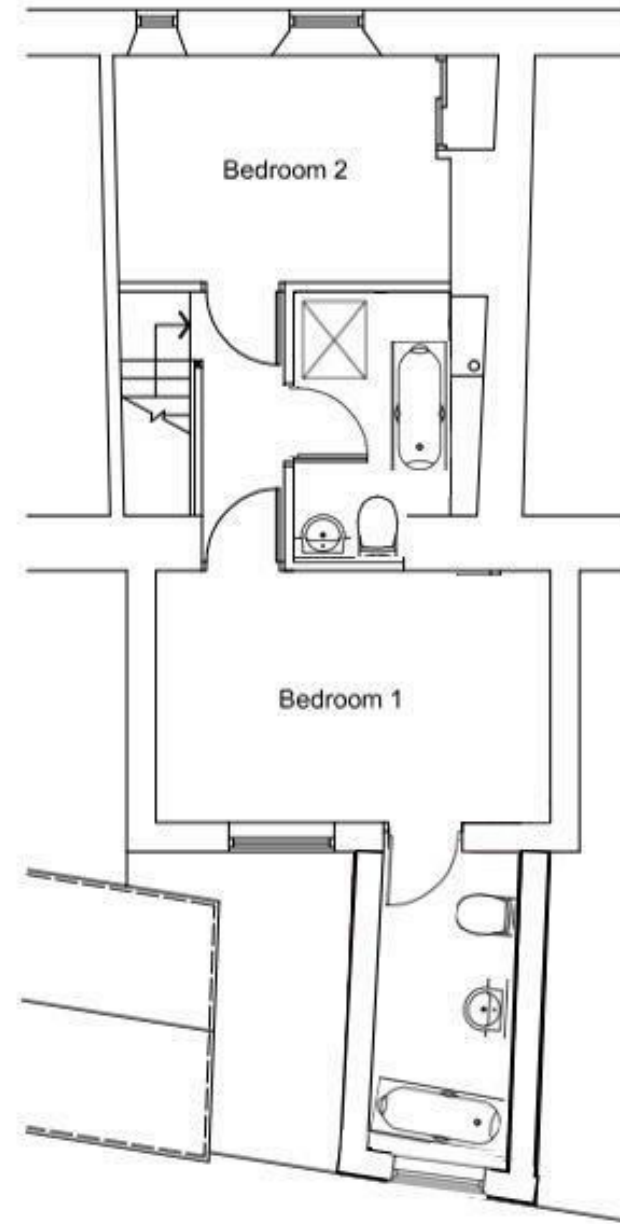
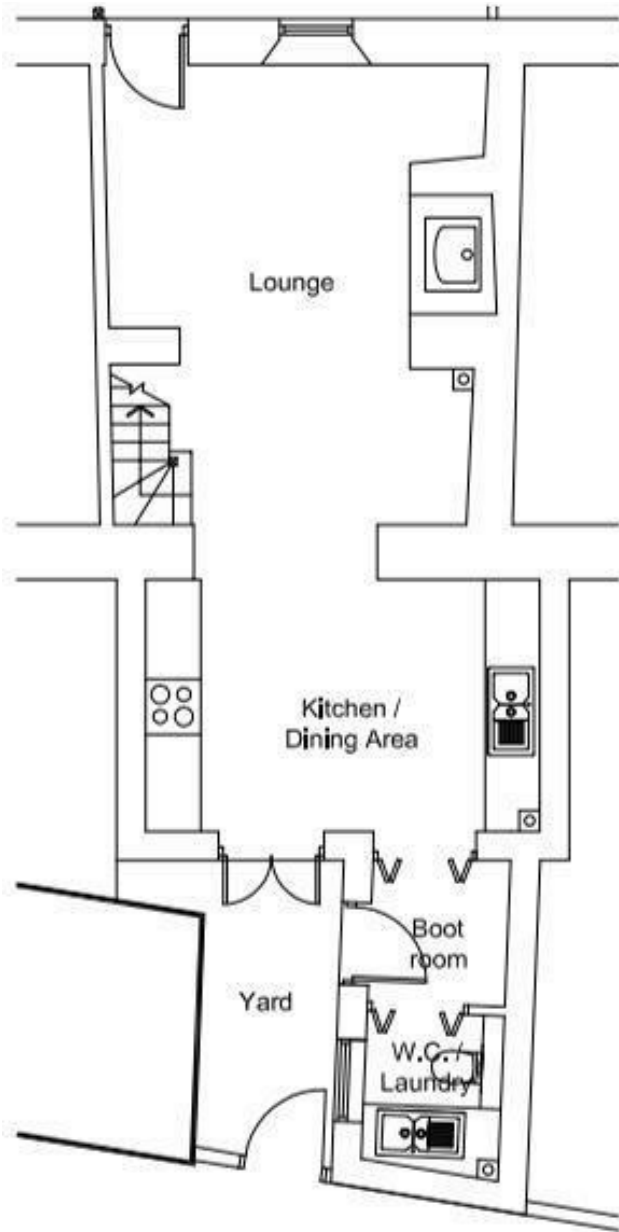
### **Anti Money Laundering Regulations – Purchasers**

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 Finances**

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.





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.

