

2 Vicarage Row Breage, TR13 9PX



MATHER
PARTNERSHIP





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This spacious three bedroom semi-detached cottage is a family-sized haven situated in a beautiful village location. The spacious living area features a large eat-in kitchen perfect for entertaining or catching up with the family over dinner as well as a spacious yet cosy dual aspect sitting room with multi-fuel burner, for those chilly winter evenings. All three bedrooms and the large family sized bathroom are located on the first floor. A huge feature of this property is the wonderful garden which lies to the rear – being extremely generous and enjoying an excellent degree of seclusion and a sunny aspect. The present vendors utilise it well enjoying a good crop of vegetables and soft fruit from the top, produce garden, from which can be enjoyed views across the neighbouring field to the village, church and the countryside beyond. Also benefitting from off road parking and a hugely useful workshop with power, light and heating suitable for a range of uses or hobbies. This is a superb package in this location offering excellent access to the surrounding coast and countryside. The perfect home for a family to grow and explore.



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GUIDE PRICE - £400,000

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, shop & post office as well as a Primary school. Conveniently situated for the towns of Helston and Penzance as well as the nearby beaches and many countryside walks.

ACCOMMODATION

Step inside and find yourself in a practical hallway with stairs rising to the first floor and doors to both the kitchen/dining room and the lounge. The kitchen/dining room is a wonderfully spacious yet cosy room with plenty of space to entertain friends or simply catch up with the family over a relaxed dinner, with a stable door to the garden. The sitting room is another generous dual aspect room with a multi-fuel burner, perfect to cosy up around after a chilly winters walk. The first floor offers all three bedrooms with the master being particularly spacious and enjoying built in wardrobes and an attractive outlook over the park towards the village, the second bedroom is another double again overlooking the park whilst the third enjoys an aspect over the rear garden. The family bathroom is particularly spacious and features a separate shower cubicle in addition to the bath.

OUTSIDE

To the front of the property is a pretty low maintenance garden with central path to the front door. To the side is a

driveway providing for off road parking with double timber gates leading to the rear garden and garage/workshop. These gates could offer access to a small vehicle. The main gardens lie beyond the gates to the rear of the property and enjoy a good degree of privacy and a sunny aspect. There is a sheltered patio to the immediate rear of the property with rockery style borders and an area of block paved driveway which leads to the workshop. There is also an area of level lawn adjacent to this. The oil tank is located next to the workshop, screened by an attractive curved stone wall and another small patio area. A useful boiler house sits next to the workshop and also provides for additional storage. The main gardens lie beyond and comprise of attractive rockery style gardens well stocked with shrubs and plants with central stone steps leading up to the top area of the garden. This is primarily laid to lawn but also used by the present vendors to grow extensive vegetable and soft fruit crops. There is also a chicken coop in this area, no longer used by the vendor which can be left behind or removed depending on the buyers preference. The entire garden is enclosed offering a safe area for children and pets and the top garden in particular enjoys fantastic far reaching views across the village towards the church and countryside beyond.

DIMENSIONS

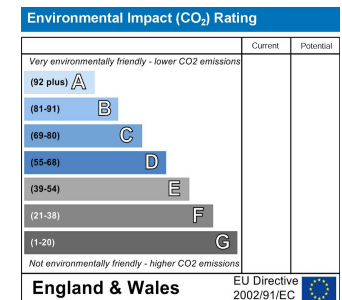
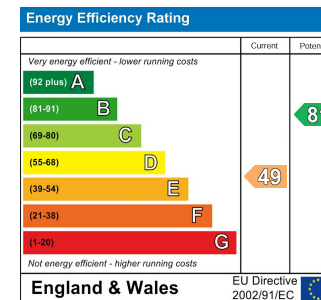
KITCHEN/BREAKFAST ROOM: 23' 6" (maximum measurement) x 9' 10" (7.16m x 3m)

LOUNGE: 23' 7" x 11' 2" (7.19m x 3.4m)

BEDROOM ONE: 13' 9" x 9' 8" (4.19m x 2.95m)

BEDROOM TWO: 11' 3" x 9' 11" (3.43m x 3.02m)





BEDROOM THREE: 9' 10" x 8' 0" (3m x 2.44m)

BATHROOM: 11' 8" x 8' 0" (3.56m x 2.44m)

GARAGE/WORKSHOP: 17' 10" x 14' 5" (5.44m x 4.39m)

AGENTS NOTE

Please be aware that the neighbouring property has a pedestrian right of access along the driveway.

SERVICES

Mains electricity and water, private drainage. Oil fired central heating. Council Tax Band D.

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.

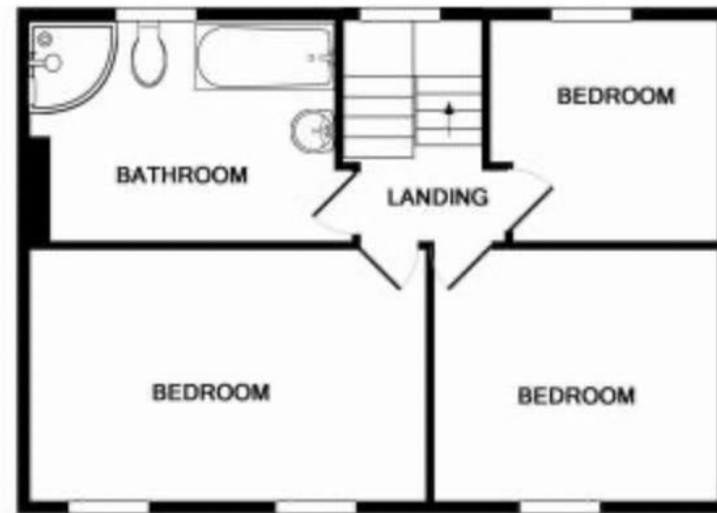
PROOF OF FINANCE PURCHASERS

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



1ST 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.

