

Grace Cottage, 5 Church Square  
Constantine, Cornwall TR11 5AW







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Nestled moments away from the centre of the village, is this charming two bedroom semi detached cottage. As you step inside, you are greeted by the inviting lounge adorned with exposed wooden beams that add a touch of rustic charm. The centerpiece, a feature log burner, creates the perfect focal point, inviting you to unwind and relax while enjoying your favourite television shows. Transition effortlessly into the kitchen/diner, which proves to be the heart of this beautiful cottage. The kitchen/diner is a delightful space designed for both intimate meals and lively gatherings with friends and family which boasts ample units and worktop space. The adjacent conservatory provides a tranquil retreat, allowing you to sit back and gaze at the stars as the nights draw in. The master bedroom, generously proportioned, offers a vast expanse of space, providing ample room for storage and personal touches. The second bedroom, also a well proportioned double, ensures comfort and flexibility for residents or guests. The bathroom, while presenting an opportunity for an update, allows you the freedom to personalise the space to suit your own taste. Step outside into the low maintenance courtyard garden, a real suntrap that beckons you to enjoy the outdoors. The patio, strategically placed, sets the stage for delightful alfresco dining.



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

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**GUIDE PRICE £325,000**

**Location**

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

**Accommodation**

Living Room  
Kitchen/Diner  
Conservatory  
Stairs to Landing  
Bedroom One  
Bathroom  
Bedroom Two

**Outside**

A low maintenance garden surrounded by mature shrubs to provide a good level of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		51	
(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

## Services

Mains electricity water and drainage. Solar panels for the hot water which are owned outright.

## Council Tax Band- C

## Broadband and 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

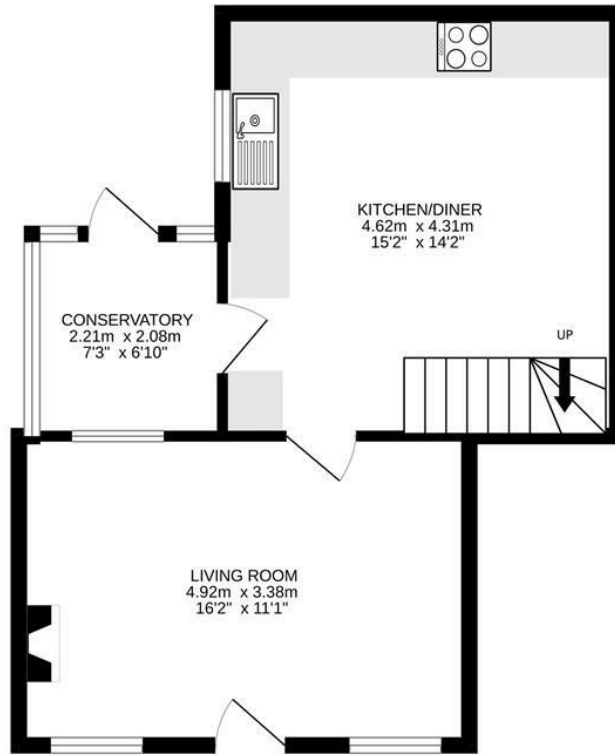
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

## Proof of Finances- Purchasers

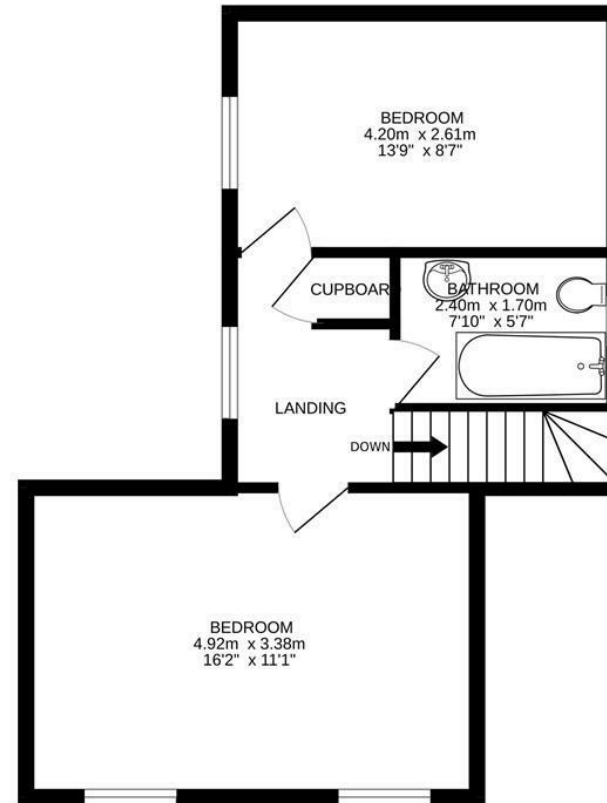
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST 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.



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