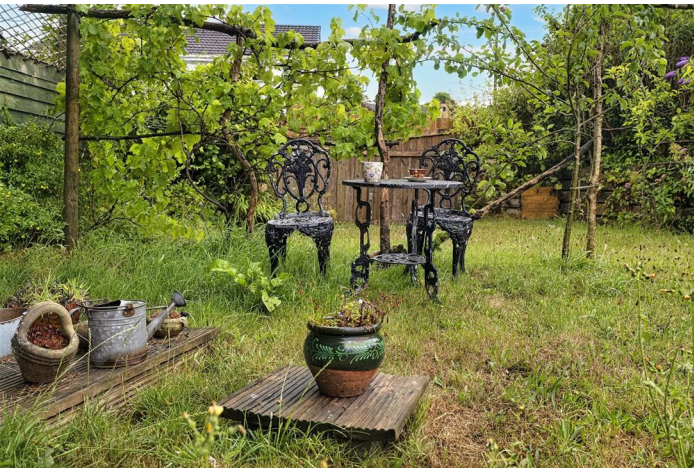


# Vent an Garn

Lowertown, Cornwall TR13 0BX







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## Lowertown, Cornwall TR13 0BX

This fantastic three bedroom property that boasts uninterrupted countryside views and is nestled within a generous plot at the bottom of a picturesque valley has been finished to a high standard, offering a light and airy ambiance throughout, thanks to an abundance of windows that invite ample natural light to flood in. The kitchen and dining areas are separate, yet connected by an archway, creating a unique hybrid space. The kitchen boasts plentiful unit space, ensuring ample storage for all your culinary needs.

A step leading down to the dining room allows you to remain involved in social occasions while your guests enjoy the wonderful views through the sliding patio doors. This arrangement provides a perfect balance between functionality and enjoyment of the surroundings. A utility room offers additional storage options, ensuring a clutter-free living environment while the bathroom has been tastefully modernised. All

three bedrooms are generously proportioned doubles, ensuring that no one feels shortchanged with small rooms ensuring everyone has a comfortable and spacious retreat and the additional showerroom boasts a walk in shower cubicle making for easy maintenance. The living room is another highlight, offering captivating views through large window units. With the addition of a cozy log burner, this space creates a truly enchanting setting. Picture yourself tossing a couple of logs into the crackling fire, as the flames dance and cast a warm glow across the room. meaning it's an idyllic place to unwind and relax.

This property offers an outdoor space that can't be beaten. Whether you're looking to take in the stunning views, create a garden oasis with lush vegetation and patio area, or wander down to the River Cober, you can do it all – and never need worry about parking space. With all this, and so much more, you can enjoy the outdoors and create lasting memories for everyone.



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

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**GUIDE PRICE £525,000**

**Location**

Lowertown is an extremely popular hamlet which is situated on the outskirts of Helston. Surrounded by trees and set down in the valley it has some great walks and wildlife to explore. The River Cober runs through the valley and leads to the market town of Helston. Helston is in walking distance or a short drive away which boasts three supermarkets, sports centre, public houses, cinema, shops and the popular boating lake. Helston is famous for the popular Flora Day which occurs in May when people dance through the streets to celebrate the end of winter! There are wealth of primary schools and secondary school with sixth form. The popular town of Falmouth is twelve miles away and the Cathedral City of Truro is a further eleven miles away. Access to the A30 is approximately ten miles away in Redruth where a mainland railway is situated. The closest beach is found in Porthleven which hosts popular restaurants shops. The Lizard Peninsula is a short drive away which is an area of outstanding natural beauty with lots of beaches/coves and walks.

**Accommodation**

Entrance Hallway  
Bedroom Two  
Bedroom Three  
Kitchen  
Dining Room  
Bathroom  
Utility Room  
Bedroom One  
Shower Room  
Living Room

**Gardens**

Step out onto the patio, beverage in hand, and sink into your outdoor furniture. Here, you can truly appreciate the beauty of the surrounding countryside while indulging in moments of relaxation and tranquility. The garden leads around to the lawn area which incorporates a summerhouse and greenhouse as well as a wide selection of plants and shrubs. The winding path leads all the way down to the River Cober. An amazing opportunity for family to go on adventures and explore nature.

**Parking**

Plenty of off road parking is available in a number of areas which are to the front and both sides of the bungalow. To the right of the property there are double gates giving access to additional parking/caravan storage.

**Garage/Workshop**

8'2 x 20'4  
with power and light

**Studio/Workshop**

9'10 x 16  
with power and light

**COUNCIL TAX BAND- C**

**Services**

Mains electricity and water. Oil fired central heating and Shared drainage.

**Agents Note**

Our clients have informed us that they own the lane to the side of the property and the neighbours have right of access to their property.





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			
		32	78
<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		
	28	63
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**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.





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.

