

# Neid Cottage Garras, Cornwall TR12 6LN







# Neid Cottage

## Garras, Cornwall TR12 6LN

Welcome to this gorgeous three-bedroom property, enjoying a super semi rural yet convenient location with deceptively spacious accommodation that will surprise and delight you blending traditional charm with modern convenience

The ground floor boasts a perfect balance between spaciousness and cosiness, featuring a large lounge with a Contura Log burner, ideal to cosy up around during the winter evenings. Across the hallway you'll find a well-appointed kitchen and a separate dining room, providing ample space and flexibility for family life and entertaining. Completing this level is a convenient ground floor bathroom, adding to the practicality of the layout. One of the highlights of this home is the luxurious master bedroom suite, complete with a dressing room and ensuite bathroom, offering a tranquil retreat at the end of a busy day. Additionally, there are two further generously sized bedrooms, ensuring plenty of space for family and guests.

The outside space will not disappoint, at the front, there's parking for one car along with a pretty courtyard, adding to the property's curb appeal. To the rear, a fantastic enclosed garden awaits, featuring a choice of low maintenance areas to include an astro turf lawn and large deck, perfect for alfresco dining during those long summer evenings or simply basking in the sun. An added bonus is the versatile studio, perfect for those who work from home or pursue artistic hobbies.

Situated in a super area, this home is within close proximity to the highly regarded Garras Primary School and falls within the catchment area for Mullion Secondary School, which has received accolades in the national press. Also well placed for the access to gorgeous riverside walks and the famed sailing waters of the Helford River, and the rugged beauty of the Lizard Peninsula.

Whether you're a growing family, an active retired couple, or an investment purchaser, this property offers something for everyone. A viewing is utterly essential!



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## Guide Price £390,000

### Location

Garras offers a well regarded Primary School as well as the 1000 acre Trelowarren Estate where one can enjoy wonderful walks taking in a Victorian folly as well as the highest point on The Lizard. Trelowarren also offers leisure facilities to include a spa, gym, outdoor swimming pool and fine dining. The nearby village of Mawgan has an excellent shop selling fruit, vegetables and locally sourced produce along with a super pub, The Ship Inn which serves delicious meals. The market town of Helston, regarded as the 'gateway to the Lizard Peninsular' lies approximately 5 miles distant and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are only a short drive away. There are sailing facilities including pontoons for smaller boats, deep water moorings for larger yachts and a sailing club at Helford Village. The rugged coastline of The Lizard Peninsular provides for spectacular coastal walks. For foodies, less than 7 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

### Accommodation

Step inside and find yourself in a practical hallway offering access to all ground floor rooms. The lounge is a wonderfully light and spacious room perfect for relaxing and entertaining yet still cosy thanks to the Contura log burner offering a focal point to cosy up around during chilly winter evenings. Keen cooks will enjoy the generous kitchen fitted with plenty of work surface and storage space with access to the garden whilst the adjacent dining room offers further space and versatility, the ground floor is completed by the full bathroom. The first floor hosts a fabulous master bedroom suite featuring a wonderfully spacious master bedroom, a calm retreat at the end of a busy day along with a dressing room and en-suite. There are two further bedrooms both of good size offering ample space for family and guests.

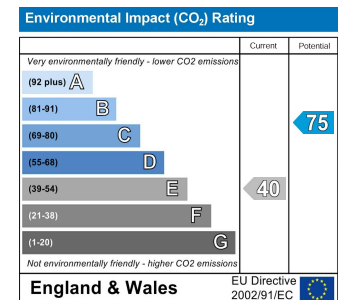
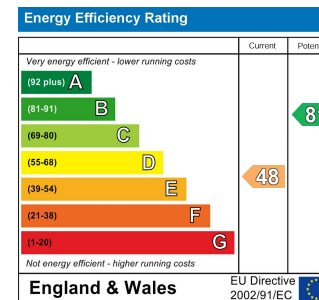
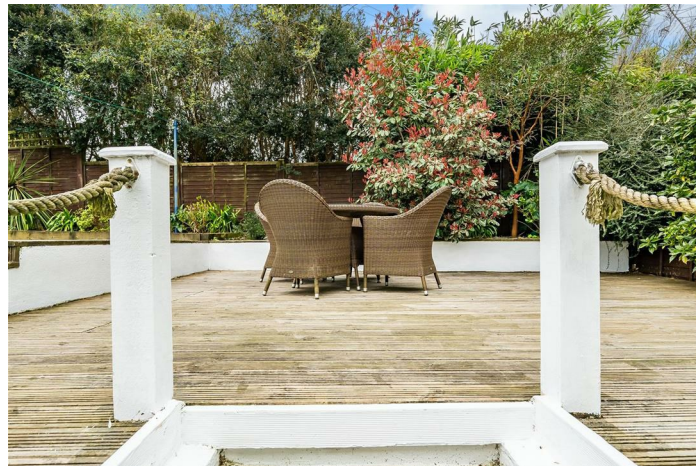
### Outside

The property enjoys a generous plot with an off road parking space and pretty shared courtyard garden area to the front. The main gardens lie to the rear and have a sunny aspect offering different areas in which to relax including a large deck perfect for alfresco dining and sunbathing as well as a low maintenance astro turf lawn. A fantastic bonus is the garden studio used by the present owner as a work from home space but also perfect as a summer house or art studio.

### Parking

The property has a brick paved parking space to the front of the property.





**Agents Note**

Our client has informed us that the neighbouring property 'Byghan' has a right of way through the garden of Neid Cottage for the delivery of coal. Our clients have also informed us that another neighbouring property 'Kiddleywink' has a right of way between their side gate and Neid Cottage side gate for access purposes.

**Services**

Mains electricity and water and private drainage. 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.

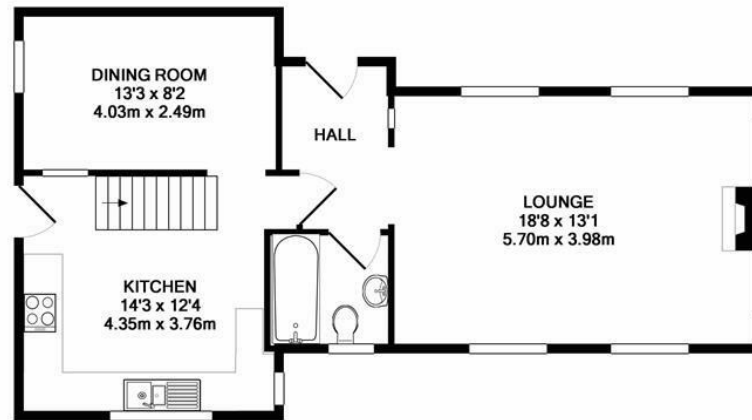
**Proof of Finances**

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.

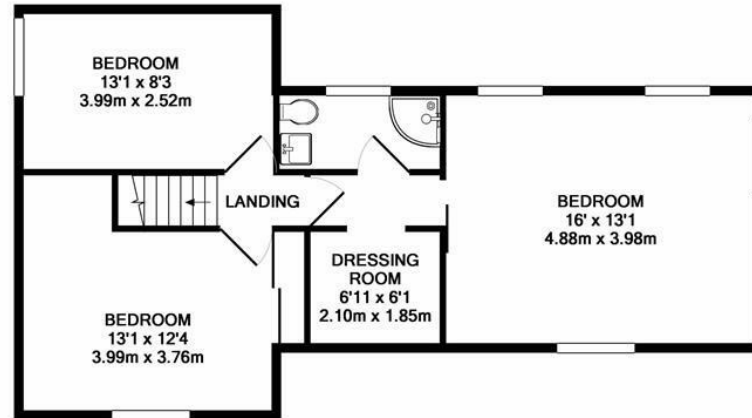
**Broadband & Mobile Phone Coverage**

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/>





GROUND FLOOR  
APPROX. FLOOR  
AREA 598 SQ.FT.  
(55.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 589 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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