



Meadowley Falmouth Road, Helston, TR13 8JT
Guide price £650,000



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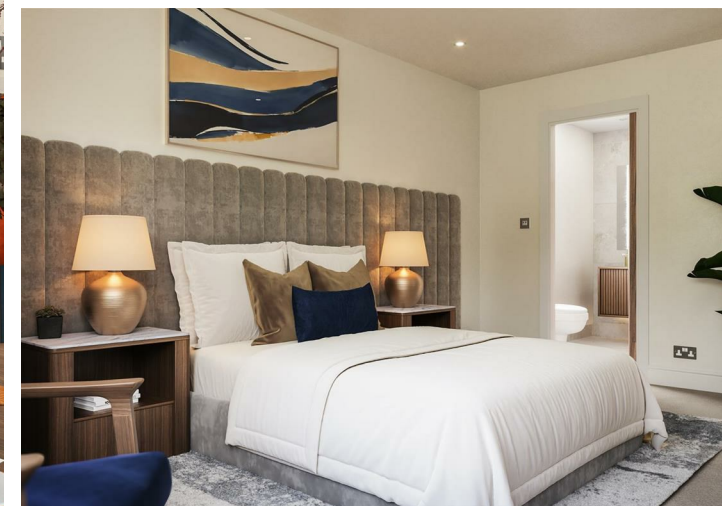


This exceptional four/five bedroom detached property represents a pinnacle of modern family living, situated within the prestigious second phase of a meticulously planned and exclusive development. Boasting exceptional build quality and attention to detail, this home is currently under construction and available for purchase off-plan, offering a unique opportunity to secure a residence tailored to the highest standards.

Upon completion, this fabulous family home will feature a stunning open-plan kitchen and dining area that spans the length of the property, seamlessly connecting to the rear gardens, ideal for outdoor entertaining or simply relaxing and connecting with your family. Adding to its allure, two additional reception rooms provide versatility, catering to the needs of families with children, whether it's creating a cosy den, a useful playroom, or an immersive gaming space.

Ascend the impressive turning oak staircase to the first floor, where a galleried landing awaits, providing access to all four spacious double bedrooms and a convenient study/guest bedroom five perfectly suited for those who work from home. Two of the bedrooms boast en-suite facilities, offering privacy and convenience for older children or guests, while a luxuriously appointed family bathroom caters to everyday needs with style and comfort.

Outside, the property is complemented by a generous garden, providing ample space for outdoor activities and relaxation, along with off-road parking for added convenience. Conveniently positioned, this home offers easy access to both primary and secondary schooling, ensuring educational needs are well met. Furthermore, local amenities are within reach, while its location is ideal for those commuting to nearby larger towns making it a desirable choice for discerning homeowners seeking both luxury and practicality in one exquisite package.



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Location

An exclusive residential area, perfectly placed for access to local amenities to include Parc Eglos Primary School, Helston Community College, the town centre and Tesco. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Enter this fabulous property via the functional porch and be greeted by an impressive hallway, adorned with a stunning oak staircase gracefully turning and rising to the upper floor. The heart of the home unfolds into a remarkable triple-aspect open-plan kitchen and dining area, extending the entire length of the property. This expansive space is ideal for hosting and entertaining, boasting bifold doors that seamlessly connect to the garden, perfect for soaking in the warmth of summer days. Designed to meet the demands of contemporary living, the ground floor offers versatility with two reception rooms. A rear-facing living room, featuring bifold doors opening onto the garden, provides a serene retreat, while a front-facing TV room/playroom adds an additional dimension to the living space. Completing the ground floor are a convenient utility room and cloakroom, ensuring practicality is not compromised.

Ascending to the first floor, you are welcomed by a magnificent galleried landing. The primary bedroom suite exudes luxury, complete with a spacious dressing area and an indulgent shower room featuring a walk-in shower and twin sinks. Family and guests are treated to comfort and privacy with a well-appointed en-suite guest room, two additional double bedrooms, and a luxuriously appointed family bathroom. For those who require a dedicated workspace, a study provides the perfect setting for working from home or alternatively a useful fifth bedroom.

Outside

Dedicated off road parking will be provided to the front of the property whilst to the rear the garden will enjoy a sandstone patio accessed from both the dining area and living room with the remainder of the garden to be laid to an expanse of lawn fully enclosed by fencing offering safety and security for children and pets.

Internal Specification

The property will be finished to the highest of standards throughout with the kitchen boasting topline Neff integrated appliances to include a full height fridge and a full height freezer, oven, combination microwave, 5 zone induction hob, ceiling extractor and boiling water tap finished with locally sourced stone worktops. Wine cooler?? The utility room will be fitted with a washing machine and tumble drier. The stairwell will enjoy a statement light fitting. Bathrooms to be fitted with quality sanitaryware with showers having drench head and hand held wands, courtesy night time lighting. Floor coverings will be included throughout.

External Specification

There will be a blockpaved driveway to the front of the property providing for parking. To the rear there will be a sandstone patio with the remainder of the garden being laid to lawn. The exterior will be finished in painted render with a feature stone band. Slate roof with terracotta ridge tiles. Windows will be upvc with bays to the front and sliding sash windows to the rear.

CGI's, Drawings and Plans

Please be aware that the images are CGI generated and for illustrative purposes only. Any plans are provided for reference only. The final finish may be subject to change.

Timescales

Completion is expected towards the end of Summer 2024.

Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted. On payment of the reservation fee if the purchaser has committed to purchase early enough in the build scheme they will then be invited to make their selections with regards to floor coverings.

Warranty

The property will benefit from a Professional Consultants Certificate.

Services

Mains electricity, water and drainage. Air source heating underfloor throughout. Council Tax Band not yet allocated.

Anti Money Laundering Regulations – Purchasers

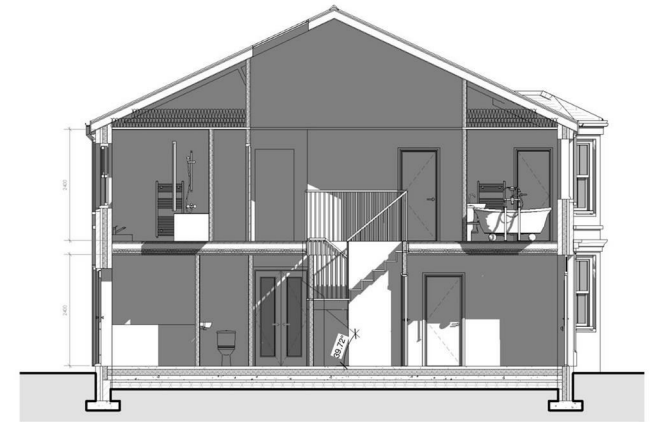
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

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.

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/>



4 Section C-C
1 : 50



3 Section B-B
1 : 50

| 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |