

# Fern Bank

Garras, Cornwall TR12 6LN







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This beautiful property has been fully renovated to an exceptionally high standard, offering spacious and modern accommodation throughout. The living room is an inviting space, perfect for gathering with friends and family during the colder winter months. It features a cozy log burner and comfortable seating, making it an ideal spot to relax and enjoy a warm fire. The garden room is the perfect place to spend the summer months, overlooking the beautiful garden and is flooded with natural light from its large windows - the ideal spot to relax and enjoy the outdoors, without even having to step outside! The modern kitchen is sure to appeal to busy families, exuding style and convenience with plenty of storage, work surface space, Aga and Aga module, so you can cook and heat your downstairs living space with ease. This large space is perfect for hosting social events, with enough room to fit a dining table. For added convenience, there is a separate utility room to store all your white goods so none of your precious kitchen space is wasted. As well as ample living space the bedrooms are also sure to impress, with two double bedrooms downstairs and a further two upstairs as well as an en-suite to the master bedroom. To the outside there is a large garden which is an absolute delight, having been well manicured by our clients who clearly take great pride in their garden. There are well manicured lawns, mature shrubs and trees and pretty pathways lined with vibrant plants and flowers. At the top of the garden there is a veg patch and greenhouse, giving you the opportunity to grow your own produce, whilst a large garage/workshop and former stable provide storage. There is also plenty of space for outdoor activities such as a game of football or cricket. With its diverse flora and plenty of space, this garden is a haven for gardeners, nature-lovers, and outdoor enthusiasts alike.



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**GUIDE PRICE £625,000**

**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 which is an area of outstanding natural beauty.. 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**

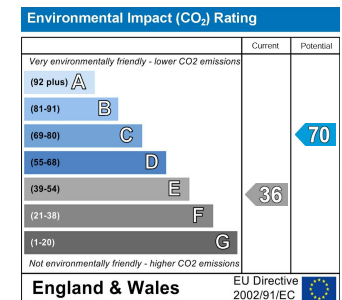
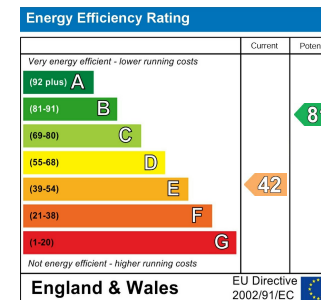
Entrance Porch  
Hallway

Living Room  
Office/Study  
Kitchen  
Utility Room  
Dining Room  
Bedroom 1  
Bedroom 2  
Family Bathroom  
Garden Room  
Stairs to Landing  
Bedroom 3  
Bedroom 4  
Bathroom

**Outside**

The garden is a particular highlight and provides a lot of outdoor space. The lawned area is large and built up of lots of mature shrubs and trees, perfect for any keen gardener. There is also a couple of raised veg patches perfect for growing your own vegetables. It also has a fantastic amount of external storage with the garage and former stable. The driveway also provides parking for multiple vehicles.





**Services**

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

**Agents Note**

Our client has informed us that Fernbank enjoys right of access over the lane to the property.

**Council Tax Band-E****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**

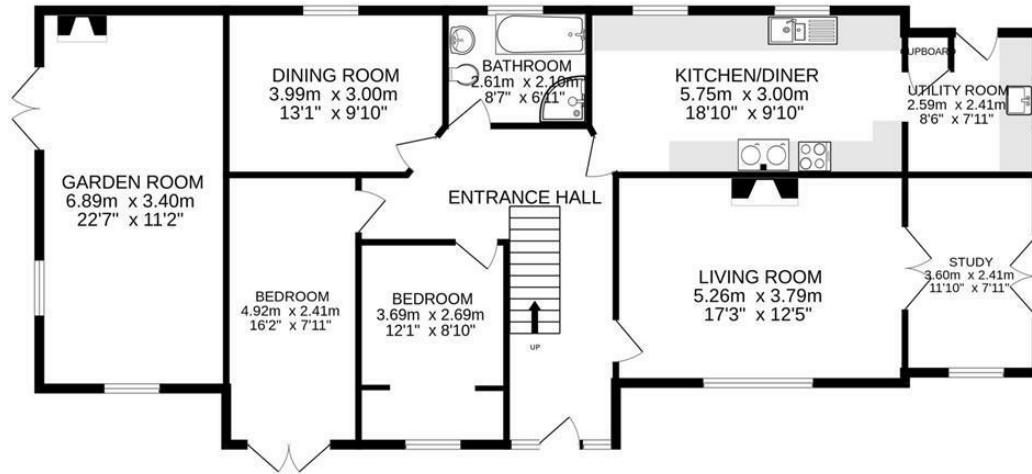
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

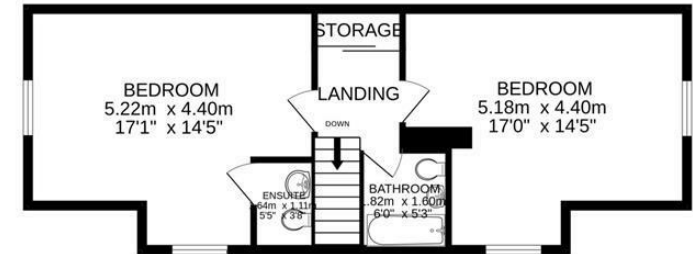
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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