

Sithney Green Farmhouse, Sithney Green, Cornwall TR13 0RT



MATHER
PARTNERSHIP



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If you've longed to live in a beautiful period property in an idyllic Cornish hamlet then this could be your chance! This unique 2/3 bedroom home is immaculately presented throughout and oozes character and charm right the way through with sash windows complete with traditional window shutters, beamed ceilings downstairs and gorgeous exposed wooden vaulted ceilings upstairs. From the garden, step into the large kitchen/diner which is both stylish and practical with plenty of space for a dining table and chairs - a perfect space for entertaining family and friends. To the side of the kitchen is a small but very useful utility room so none of your precious kitchen space is wasted. Also on the ground floor is a spacious living room overlooking the garden. Head upstairs where you will find three bedrooms, the master is a good size, brimming with natural light and benefits from an en-suite shower room. The second bedroom is also a good size double whilst the third bedroom currently has a stud wall to create a walk in wardrobe and snug however this could easily be turned back into a single bedroom. Outside, the main garden is to the front and is immaculately maintained with a beautifully manicured lawn boarded by an array of plants and flowers. To the side there is a path leading to the rear of the property where there is a further area of garden which is part lawn and part concrete path backing onto woods - a peaceful spot to sit and read a book or relax and enjoy the quiet rural surroundings.



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Guide Price £425,000

Location

Sithney Green Farmhouse occupies an enviable position within the beautiful Hamlet of Sithney Green in a tranquil valley location. A short walk from the property is Truthall Holt where there is a historic train station originally opened in 1905 but restored in 2016 to 2017 to its original spec and reopened in 2018. The market town of Helston is approximately 2 miles distant and is a thriving town with a good range of shopping facilities and amenities. The coastal village of Porthleven is approximately 3.5 miles away and is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach Porthleven is a popular village for locals and visitors. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Kitchen Diner

Utility Room

Living Room

Bedroom One with En Suite

Bedroom Two

Bedroom Three

Family Bathroom

Garden

The garden is a real highlight of this property and a credit to our client, the garden is meticulously and immaculately maintained!

Parking

Two spaces to the front of the property.

Services

Mains electricity and water. Private drainage and LPG gas.

Council Tax Band C

Agents Note

Prospective purchasers should be aware that the neighbours at Rosewin have an easement along the strip of land to the rear of the property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			6
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note Two

Prospective purchasers should be aware that the adjacent properties; The Granary, Rosewin and The Barn have a right of way along the driveway to access their properties.

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/>

Anti Money Laundering Regulations – Purchasers

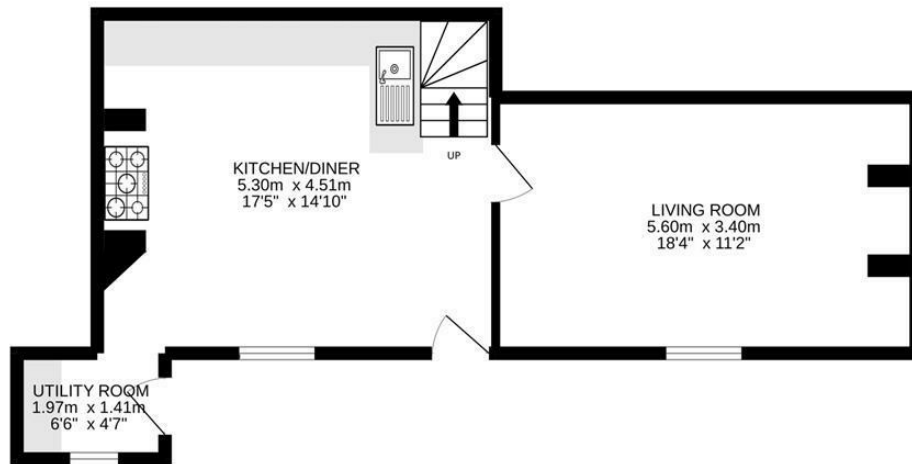
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finances

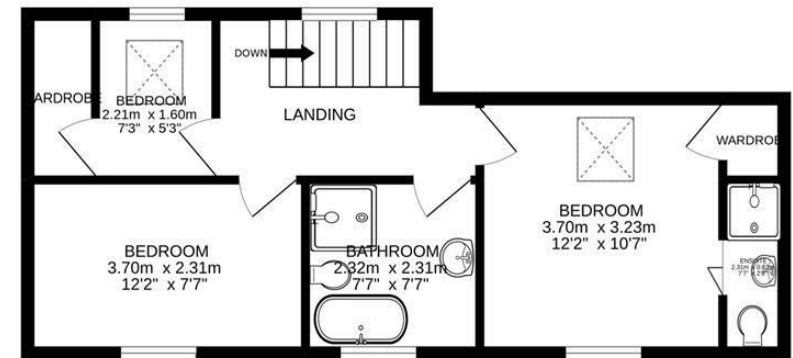
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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.

