

Sorrel Cottage, 22 Trebarvah Road Constantine, TR11 5AG







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Nestled in the heart of the picturesque village of Constantine, this delightful two bedroom cottage offers a perfect blend of character and modern convenience. With a brand new roof and chimney, ample living space, and versatile features, it's an ideal retreat for those seeking village living within easy reach of local towns. The ground floor has light filled rooms with high ceilings, exposed beams, and a warm ambiance. The open plan layout seamlessly connects the living and dining areas, an inviting space for relaxation and entertaining, which is warmed by a multi fuel burner. The cottage features a modern bathroom on the ground floor. To the rear is a galley kitchen, which could be redesigned to create the perfect cooking area. There is access to the rear courtyard, giving a private area for alfresco dining or entertaining. The cottage includes a home office, perfect for remote work or creative pursuits. In the garden is a charming wooden studio with water and electric connected. Whether you're an artist, writer, or hobbyist, this versatile space provides endless possibilities. There is the convenience of off road parking which ensures hassle free arrivals and departures. Upstairs are two well proportioned bedrooms giving the perfect place to create a haven for peaceful nights.



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

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Guide Price - £315,000

Location

Constantine is a fantastic and well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

Accommodation

Entrance Porch

Living Room

Dining Room

Bathroom

Kitchen

Bedroom One

Bedroom Two

Office

Studio

Garden

A pretty cottage garden to the front, rear courtyard and side garden.

Parking

To the side of the property with two entrances.

Council Tax Band B





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			
		31	81
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

Services

Mains water, drainage and electricity. Solid fuel heating via radiators.

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

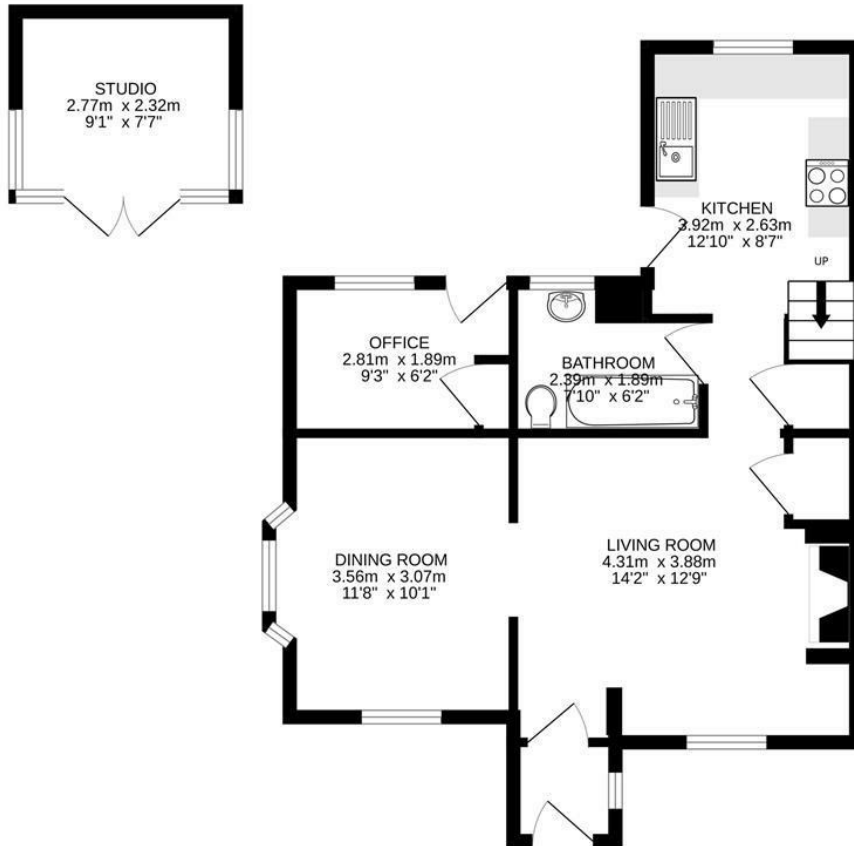
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

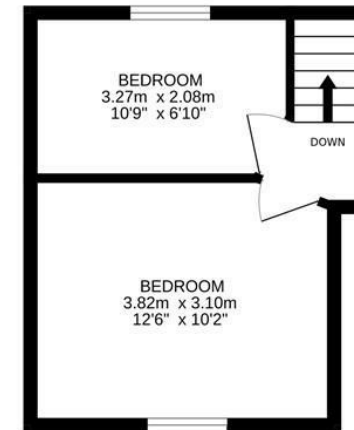
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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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.

