

Chyheira

Ruan Minor, TR12 7LQ







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Chyheira is a fantastic family home or lifestyle option (currently being run as a successful Bed and Breakfast) with spacious living areas, five bedrooms, secure gardens, and parking for multiple vehicles as well as a two bedroom residential park home. Providing flexible accommodation with multiple possible uses, our clients advise that in total, the house, park home and storage facilities total to over 2,200 square feet. Located in a peaceful yet convenient location, with easy access to Cadgwith, Ruan Minor and The Lizard with local amenities, eating establishments and schooling. The property has undergone extensive refurbishment, resulting in a stylish and contemporary home that is sure to impress with stunning living spaces – a fabulous breakfast room with woodburner, snug, large kitchen/diner and also a spacious bedroom with en-suite, opening onto the rear garden. The kitchen area serves as the heart of the home, offering a stylish and functional cooking area with a range of high quality wall and base units, providing ample storage. On the first floor, there are four double bedrooms along with three bath/shower rooms, which all feature modern fixtures and fittings, providing a luxurious and contemporary feel. In the rear garden, there is a two bedroom residential park home, which consists of a kitchen/diner, living room with decked area, double bedroom with en-suite shower room, and single bedroom. Outside, the enclosed garden is mainly laid to lawn with a patio area that's perfect for alfresco dining and outdoor gatherings as well as pond with a range of plants. Additionally, there is a large garage that provides valuable storage space for all your outdoor equipment. Due to the Bed and Breakfast business, viewings are strictly via prior appointment only.



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

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Guide Price £715,000

Location

Located in a picturesque village close to the mainland's most southerly point which offers a good range of amenities within walking distance to include; primary school, church, village shop, doctors and Post Office. Nearby is the stunning fishing village of Cadgwith with Kennack Sands approximately two miles away and all located on a regular bus route which also provides access to the ancient market town of Helston.

Accommodation

- Entrance Porch
- Dining Room
- Kitchen
- Living Room
- Bedroom One with En Suite
- Bedroom Two with En Suite

- Bedroom Three with En Suite
- Bedroom Four
- Bedroom Five
- Family Bathroom
- Park Home (Living Room, Kitchen/Diner, Bedroom One, Bedroom Two, Bathroom)

Garage

A double length tandem garage.

Garden

Surrounding the whole property, and includes a feature pond.

Parking

On the gravel driveway for multiple vehicles.

Services

Mains electric, private water, private sewerage treatment plant, oil central heating for the house and lpg bottles for heating the Park Home.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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

Council Tax Band E

Agents Note

Our client has advised us that the neighbouring property has a right of access, with prior agreement, to maintain their building, which joins the boundary, and our client has advised that this access hasn't been used during their tenure.

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



First Floor



Park Home

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.




MATHER
PARTNERSHIP

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