

1 Boscawen Cottages,
Cury Cross Lanes, Cornwall TR12 7QU





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Located in a semi-rural location this three/four bedroom traditional stone cottage offers spacious accommodation which has a wealth of charm and character throughout. It enjoys an elevated position, providing some wonderful views over fields and towards the South West Coast. Accessed via a useful entrance porch, on the ground floor is a utility area with cloakroom, a galley kitchen which opens into the quaint beamed dining room, and a fabulous living room with a wood burner. From the living room there is access to the conservatory which opens onto the garden, which has a wealth of plants. There are two double bedrooms and one single bedroom on the first floor, along with a family bathroom. Accessed from a separate entrance is the fourth bedroom with a wood burner as well as en-suite shower room with electric underfloor heating, which could also make a fantastic home office, or studio space, or provide additional income. To the outside, there is a summer house, located in the private gardens, two single garages and large workshop. Cury Cross Lanes is conveniently located to access the villages of Mawgan, Mullion and Helston Town offering wider amenities and schooling. Located a short distance from some of the finest coastal walks that Cornwall has to offer, where every day brings a different view and perspective. To fully appreciate the accommodation on offer, your earliest appointment to view is highly recommended.



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

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Guide Price - £425,000

Location

The village of Cury is situated 1 mile from Mullion Golf Club and Poldhu Cove, with the village of Gweek on the Helford River 4 miles away. The town of Helston is located 4 miles away with Falmouth (17 miles) and the city of Truro (20 miles). A regular bus service runs between Helston and The Lizard and onto Redruth where direct trains run to London Paddington. Cury provides a popular Thai Restaurant, farm shop and active village hall, with nearby Mullion providing a secondary school, health centre, small shops and restaurants.

Accommodation

Entrance Porch
Hallway
Utility Area
Downstairs Cloakroom

Kitchen
Dining Room
Conservatory
Lounge
Family Bathroom
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four/Office with shower room

Parking

On the tarmac drive to the rear of the property.

Garage

Two single garages with large central workshop.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		42	
(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

Garden

To the front of the property laid to lawn.

Services

Mains electricity, water, private septic tank, oil heating.

Council Tax Band - C**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/>

Proof of Finances

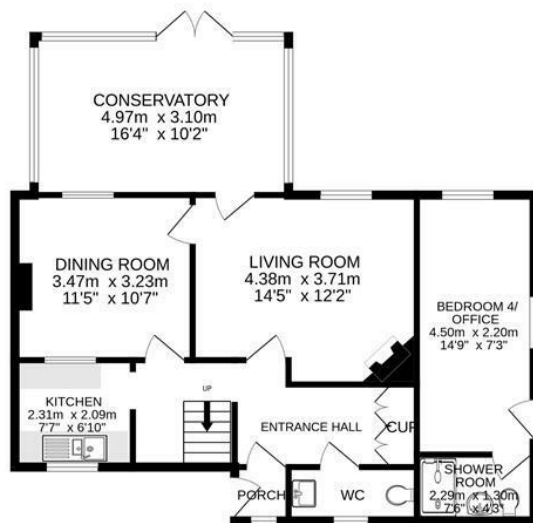
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Anti Money Laundering Regulations - Purchasers

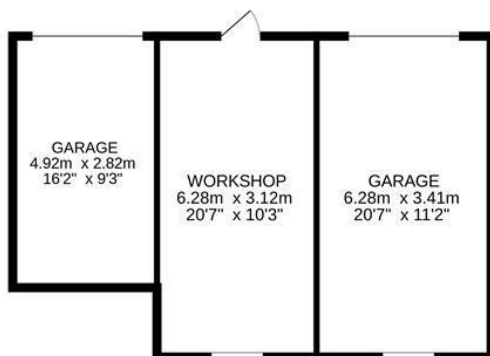
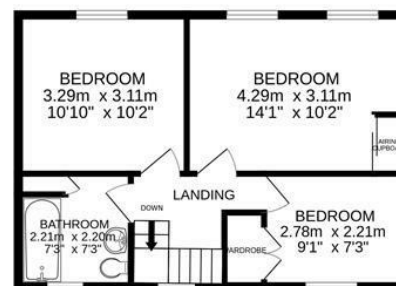
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.



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.

