









# Parc An Fold Wheal Vor Helston, Cornwall TR13 9NP

If you are looking for a life style change and have always dreamed of living in the countryside, this property could be the one for you. A gorgeous character cottage situated in a rural location on the outskirts of the thriving village of Breage. You step through the front door into the lounge which then has an opening into a stunning sun room overlooking the garden and the pond. The kitchen/dining room has been well planned out and along with the central island, still has room for a table and chairs. There is a rear porch, cloakroom and an excellent size utility room which everyone needs in their life ! The separate dining room is a great space for more formal entertaining and the stairs to the first floor lead up from here. Upstairs, the landing leads to the modern fitted bathroom and three double bedrooms. The grounds are a gardeners dream! Ample space to grow your own veg and have some chickens. A small orchard as well as expanses of lawn where children and animals can exert some energy ! The patio directly from the sun room is perfect for enjoying a glass of wine whilst having a barbeque in the summer months. If thats not enough, the double garage and ample parking is the icing on the cake ! Also being offered with no onward chain, a viewing is highly recommended.



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

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Guide Price - £700,000

#### Location

The picturesque rural village of Godolphin Cross with the National Trust Estate home to Godolphin House is just a few miles away. Offering easy access to both the North and South coasts the larger market town of Helston is approximately five miles away whilst the popular village of Breage is just approximately 2 miles away providing a Public House, Post Office, Shop and a Primary School. The location of this superb property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views.

#### Accommodation

Lounge

Sun Room

Kitchen/Dining Room

Separate Dining Room

Rear Porch

Utility Room

Ground Floor Shower Room

#### First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

#### Gardens

The gardens are beautiful with a mixture of expanses of lawn, a small orchard, feature pond and an area to grow vegetables. There is also a useful outbuilding to the side of the patio and a further useful outbuilding attached to the double garage.

#### Double Garage

Very good size double garage with up and over doors.

#### Parking

There is ample parking on the concrete drive.

#### Agents Note

The vendor of the property has close connections to a member of staff who works at The Mather Partnership.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



#### Photos

The majority of the photos were taken when the vendor was in situ.

#### Solar Panels

Our client advises us that the solar panels are owned and are on a feeding tariff.

#### Services

Mains water. Private drainage. LPG heating.

Council Tax Band - D

#### 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

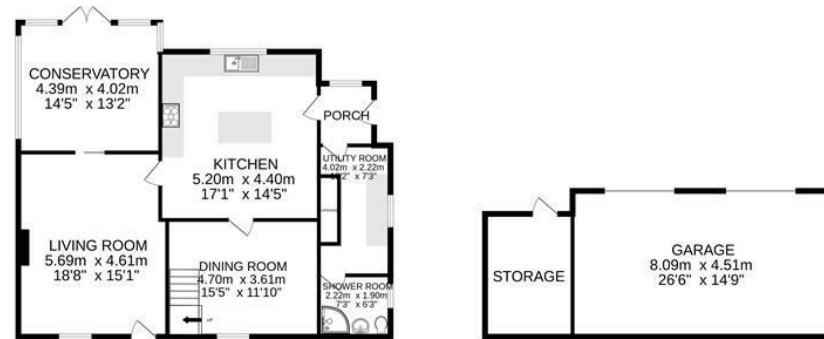
#### Broadband & Mobile Phone Coverage

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/>

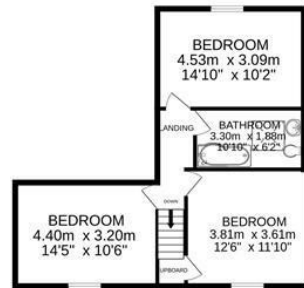




GROUND FLOOR



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.



