

# Homefield, Coverack Bridges Helston, Cornwall TR13 0EX





# Homefield, Coverack Bridges Helston, Cornwall TR13 0LX

Welcome to this charming detached cottage in the picturesque location of Coverack Bridges, Helston. Built in 2000, this beautifully presented family home offers not only a tranquil rural setting but also stunning views of the surrounding countryside. Once inside the property, you are greeted by spacious and well appointed accommodation over two floors. The modern kitchen is a wonderful asset to the property and is well appointed with a range of integral appliances, while the living room with a cosy log burner is ideal for those chilly evenings. With three good size bedrooms, there is ample space for the whole family to unwind. The bathroom provides a relaxing retreat after a long day. One of the highlights of this property is the generous garden, complete with a large composite decking, offering the perfect spot for al fresco dining or enjoying the fresh country air. Situated in a rural location, you can enjoy peace and tranquillity yet still be conveniently close to the amenities of Helston. Don't miss this opportunity to own a piece of countryside paradise with this delightful cottage.



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

Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

**Guide price - £525,000**

**Location**

This property enjoys an idyllic setting on the outskirts of the beautiful hamlet of Coverack Bridges, steeped in history this is a lovely rural setting with many walks right on your doorstep. The market town of Helston is approximately three miles away whilst the larger towns of Falmouth and Penzance are approximately thirteen miles away. The picturesque harbour village of Porthleven is within a ten minute drive offering sandy beaches, art galleries, shops and various restaurants.

**Accommodation**

- Entrance hall
- Living room
- Kitchen dining room
- Utility room
- WC

- Bedroom one
- En-suite
- Bedroom two
- Bedroom three
- Bathroom

**Outside**

Gated access to the front of the property laid to loose stone, leads to the rear garden. The property benefits from generous size gardens, laid to landscaped lawn areas with borders stocked with mature plants, flowers and shrubs. There is a large composite decking with glass balustrade affording beautiful views over the countryside. Timber sheds providing good storage space.

**Parking**

Off road parking for two vehicles.





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			
		67	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**Services**

Mains water and electricity. Sceptic tank drainage. Oil fired central heating.  
Freehold tenure.

**Council Tax - Band C****Anti-Money Laundering Regulations**

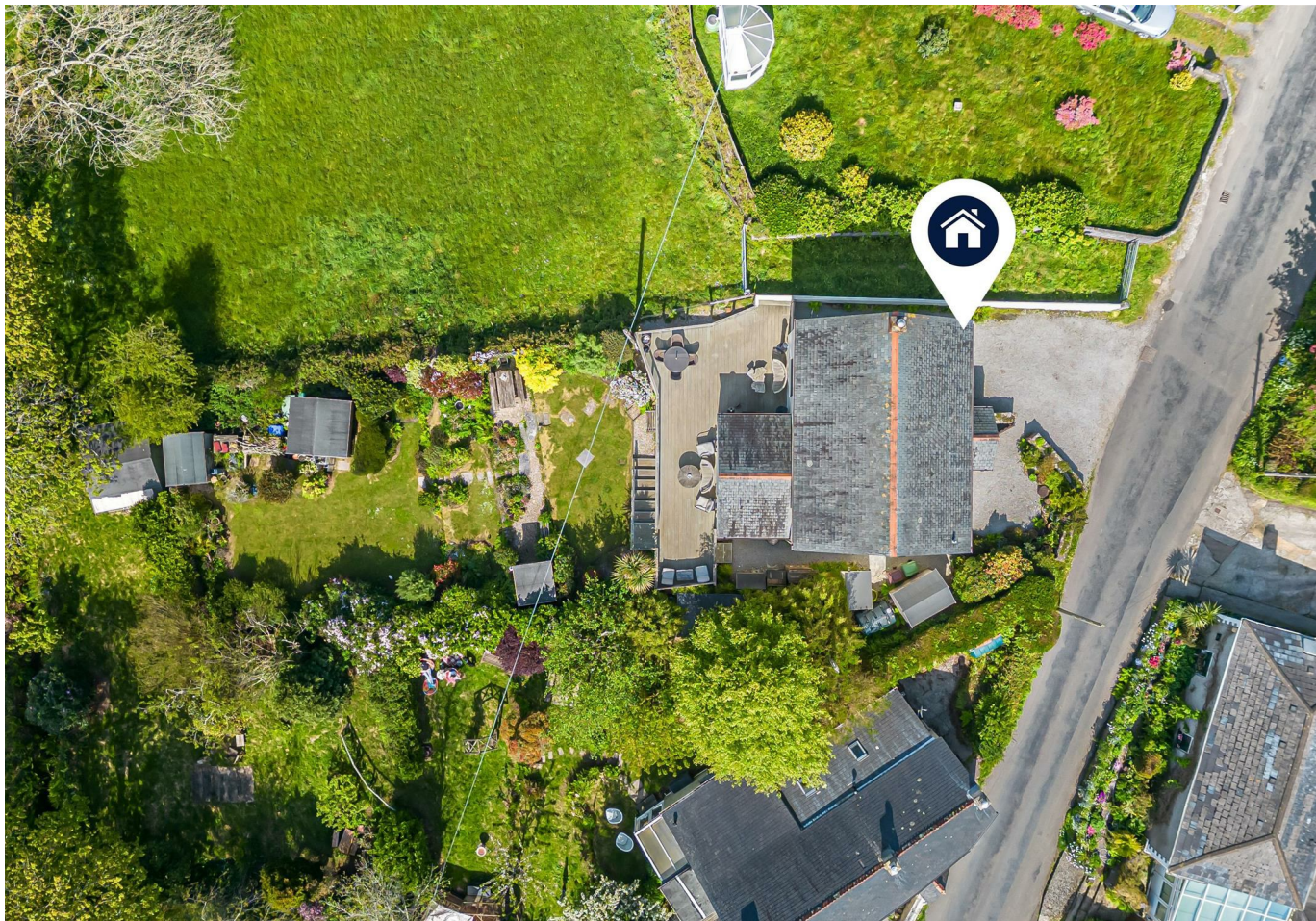
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of finances**

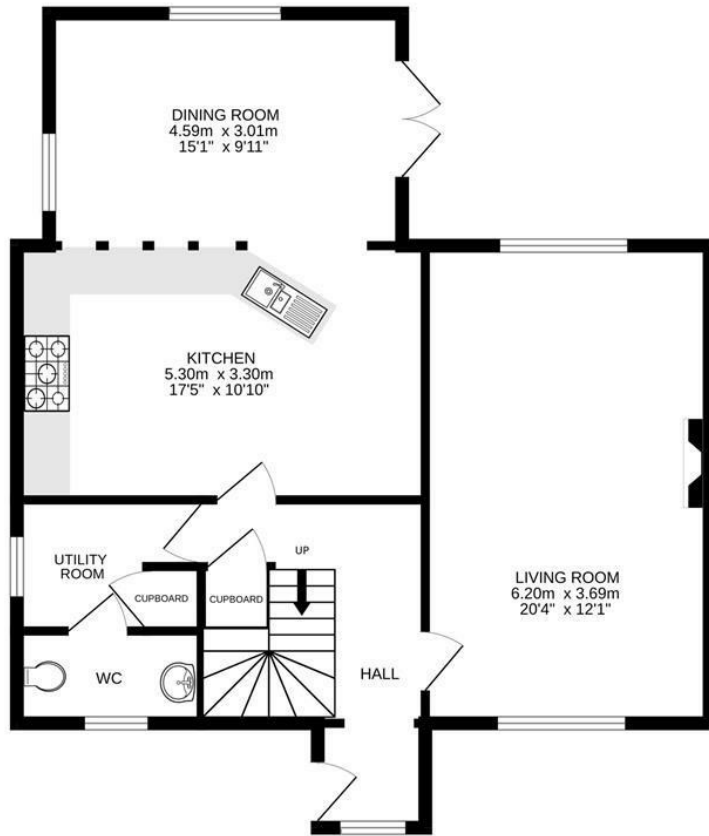
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

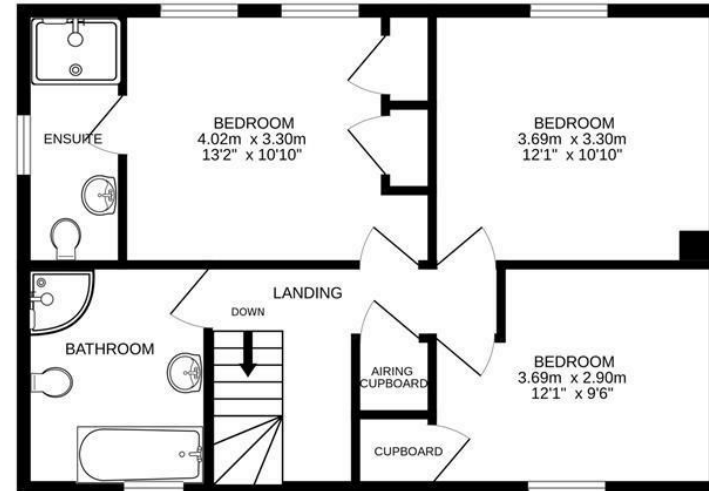
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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.

