

Elder Fields Rowes Lane
Helston, Cornwall TR13 0PS





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This enchanting two-bedroom stone cottage presents an exceptional opportunity to embrace a countryside lifestyle. Boasting a seamless fusion of traditional charm and contemporary comfort this property offers a serene retreat on approximately 3.5 acres of versatile grounds, ripe with potential for various pursuits. The cottage welcomes you through a convenient porch, ideal for shedding coats and shoes after exploring the grounds. Step into the kitchen fitted with oak units featuring granite countertops and a ceramic sink, enhanced by bespoke oak shelving and abundant natural light. Continuing through, the expansive lounge/dining room reveals itself as the heart of the home, featuring a fabulous inglenook fireplace complete with a multi-fuel stove and exposed beamed ceiling—a perfect setting for cosy gatherings. Adjacent, a porch/sunroom overlooks the gardens, offering a tranquil space for relaxation and contemplation.

Practicality meets comfort on the ground floor, with underfloor heating ensuring warmth throughout. A rear lobby provides access to a utility room and a well-appointed family bathroom, ensuring convenience at every turn.

Ascending to the first floor, both generously-sized bedrooms afford delightful views over the gardens completing the sense of tranquil seclusion.

Outside, the grounds are an open opportunity for rural pursuits, featuring over 400 thoughtfully planted trees including a variety of species such as poplar, willow, oak, beech, and hawthorn. Additionally, the property boasts a dedicated produce area, an orchard with apple, cherry, and plum trees, a charming wooded section, and a cultivated garden adjacent to the cottage.

This idyllic property invites hobby farmers, nature enthusiasts, and those seeking a tranquil lifestyle to make this cottage their own, offering a harmonious blend of rural charm and modern comforts within an expansive and versatile landscape. Embrace the possibilities and create your own haven in the countryside.



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

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Offers In Excess of £525,000

Location

This property is located in a hugely sought after and well regarded hamlet offering the finest in country living located just south of Wendron between Helston and Mabe. Whilst A most central and convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

Accommodation

Entrance Porch
Lounge/dining Room
Sunroom
Rear Lobby
Utility Room

Family Bathroom

Bedroom One

Bedroom Two

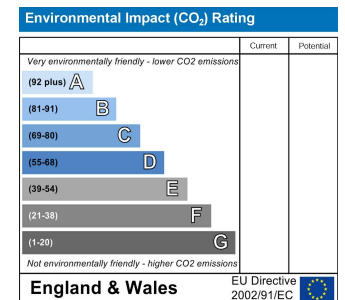
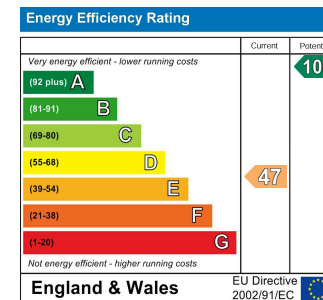
Outside

With surrounding gardens and land extending to approximately 3.5 acres this property offers a huge amount of scope and potential for those looking to live 'the good life' or to try their hand at hobby farming or simply wanting to relax and enjoy immersing themselves in nature. There are a variety of different areas to enjoy from the more cultivated gardens immediately adjacent to the property including an orchard and produce garden, to the wooded areas, wild area and fields.

Agents Note

Please be aware that the barn to the North of this property enjoys planning consent to be converted and will be being sold separately. Full details can be viewed on the online planning register under reference - PA24/00627. We will also be marketing the barn.





Services

Mains electricity and water, Private Drainage. Oil Fired Central heating - underfloor downstairs. Council Tax Band C.

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

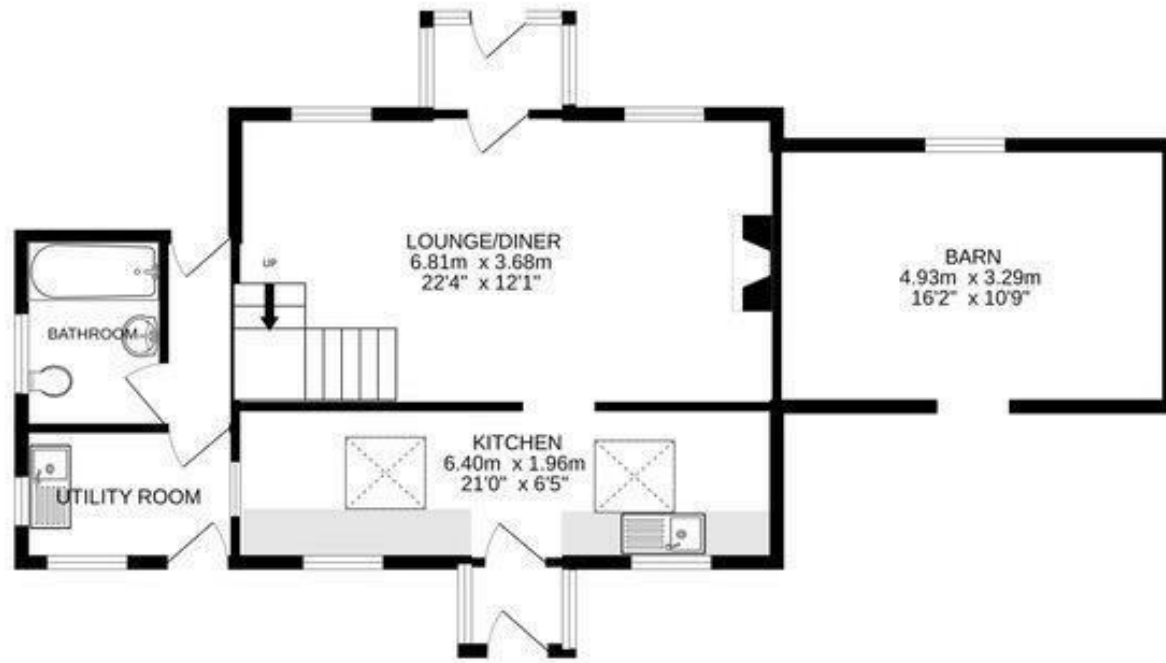
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

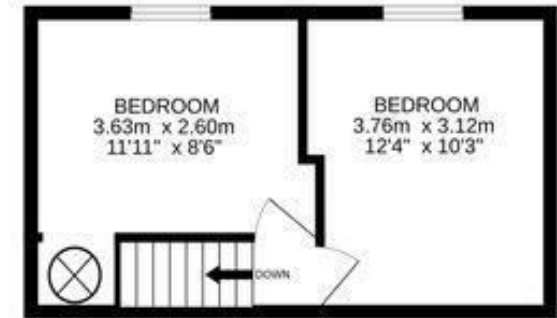
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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