



14 Forthcrom, Gweek, TR12 6UN
Offers in excess of £390,000



14 Forthcrom, Gweek, TR12 6UN

Offers in excess of £390,000



Nestled within a much sought after residential area within this desirable Creekside village, this charming property is ideally suited for those seeking an active retirement lifestyle. Set on a spacious plot, this home offers tranquil views across the village to the boatyard and countryside beyond.

Upon entering, find yourself in a generous hallway and move into a spacious lounge that overlooks the village and surrounding landscapes, creating a serene atmosphere. Adjacent is a well-appointed fitted kitchen, complemented by a large sunroom spanning the rear of the property. This sunroom, with its lovely outlook over the garden, serves as an ideal space for dining or pursuing hobbies.

The property boasts three comfortable bedrooms, ensuring ample space for guests or hobbies. A well-appointed shower room adds convenience, supplemented by a useful cloakroom.

Outside, the gardens envelop the property, with lawns to the front, rear, and side areas. Mature plantings enhance the natural beauty of the surroundings. A garage with a remote roller door and driveway parking provide practical amenities.

Notably, the property benefits from owned solar panels, underscoring its commitment to energy efficiency and sustainability.

In summary, this retirement-ready residence offers a peaceful retreat in a coveted Creekside location, combining comfortable living spaces with scenic views and thoughtful features for a fulfilling lifestyle.



Offers In Excess of £390,000

Location

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities to include a shop and Post Office, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions. Gweek is also home to the Cornish Seal Sanctuary.



Accommodation

Enter and find yourself in a generous hallway with useful built in storage. Step into the lovely spacious and light filled lounge with a huge picture window to the front looking towards the boatyard and countryside beyond across the village. A real room for all seasons in winter draw the curtains and light the sleek inset log burner and cosy up to watch a film. Adjacent is the fitted kitchen with plenty of storage space and built in appliances to include a fridge freezer, oven and hob. Accessed from both the lounge and kitchen is the generous sunroom, a really useful room perfect for dining, hobbies or simply relaxing and enjoying a book whilst looking out onto the gardens. There is plenty of space for family and guest with two double and one single bedroom providing for plenty of flexibility and being served by a well appointed shower room and useful cloakroom with the cloakroom also offering space and plumbing for a washing machine.

Outside

The property enjoys a wonderfully generous plot with mature gardens to front, side and rear offering a variety of areas to sit and relax and plenty of opportunity for the keen gardener. There is a garage with remote roller door and driveway parking to the front.

Services

Mains electricity, water and drainage. LPG Gas central heating. Owned Solar Panels. 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

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/>

25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk



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			
			80
		57	
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	