

The Cottage

Garras, TR12 6LW







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Welcome to this charming three bedroom detached cottage located in the tranquil setting of Garras. This property offers a fantastic opportunity for those looking to create their dream home in a peaceful environment. Upon entering, you are greeted by a kitchen which has plenty of storage units and two reception rooms that provide versatile living spaces, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, with the third bedroom having restricted head height which could make an ideal office. Although the cottage requires updating throughout, this presents an exciting chance to put your own stamp on the property and create a bespoke living space tailored to your tastes and preferences. Additionally, the large enclosed garden provides a blank canvas for landscaping enthusiasts to design a stunning outdoor retreat, ideal for enjoying the summer evenings as well plenty of off road parking.



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Guide Price- £220,000

Location

Garras offers a well regarded Primary School as well as the 1000 acre Treloarwarren Estate where one can enjoy wonderful walks taking in a Victorian folly as well as the highest point on The Lizard. Treloarwarren also offers leisure facilities to include a spa, gym, outdoor swimming pool and fine dining. The nearby village of Mawgan has an excellent shop selling fruit, vegetables and locally sourced produce along with a super pub, The Ship Inn which serves delicious meals. The market town of Helston, regarded as the 'gateway to the Lizard Peninsular' lies approximately 5 miles distant and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are only a short drive away. There are sailing facilities including pontoons for smaller boats, deep water moorings for larger yachts and a sailing club at Helford Village. The rugged coastline of The Lizard Peninsular provides for spectacular coastal walks which is an area of outstanding natural beauty.. For foodies, less than 7 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as great surf.

Accommodation

Kitchen
Living Room
Shower Room
Second Reception Room
Stairs to First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three/Office

Outside

A large garden which is mainly laid to lawn and bordered by mature shrubs providing a good level of privacy.

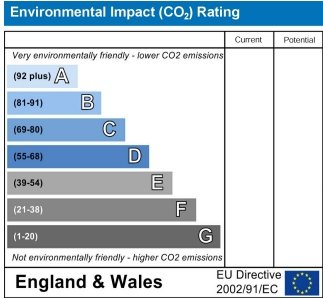
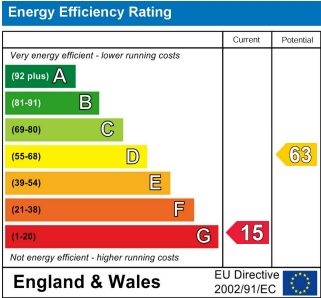
Services

Mains water and electricity. Private drainage.

Agents Note

We have been informed that the property is built of cob and has a single-skin extension. You should check with your lender or broker before viewing.





Council Tax Band- C

Broadband and 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/>

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

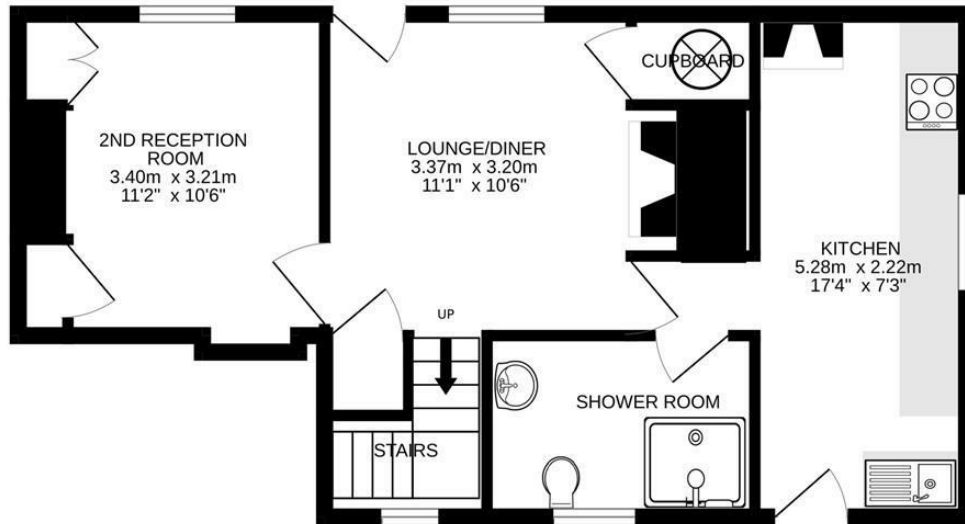
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

What3Words

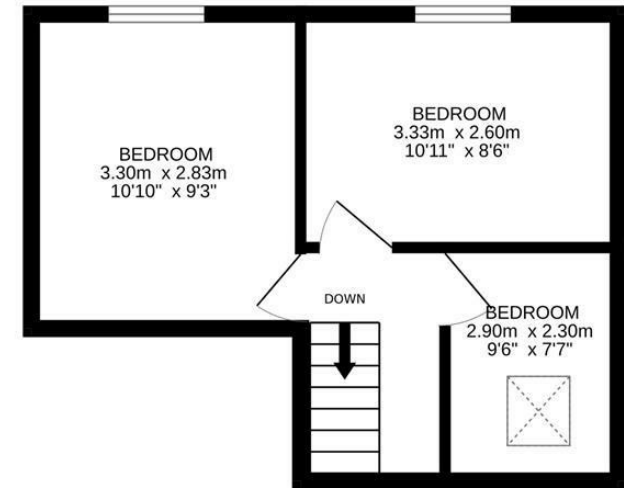
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GROUND FLOOR



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.

