

Rose Vean
Trevenen Bal, Helston TR13 0PP







Rose Veau

Trevenen Bal, Helston TR13 0PP

Step into this wonderfully maintained detached bungalow with south facing gardens, which presents a fantastic variety of spacious and adaptable living areas. Currently arranged to offer generous two-bedroom owner accommodation along with two roomy en-suite double bedrooms, this property is successfully operated as a bed and breakfast by the current owner. Its flexible layout also makes it ideal for multi-generational living or an ideal family home. Set on a large plot, this delightful bungalow features lovely gardens bursting with colour and plenty of parking, all while adjoined to open farmland. Here, you can relish the charm of country living without the feeling of seclusion, as it is conveniently located for easy access to Helston, Truro, and Falmouth. Begin your mornings with a coffee in the sunroom, where the current owner frequently witnesses deer in the neighbouring field during the early hours of the day. The lounge serves as a versatile space, with double aspect windows to allow brightness and airiness throughout the summer, while in winter, one can simply draw the curtains, and light the fire, and enjoy the cosiness.

The kitchen and breakfast area are ideal for casual family dining, complemented by an adjoining utility room and shower room that address all practical needs for dog lovers. The private quarters of the owners consist of two double bedrooms and a family bathroom. A brief stroll down the hallway leads to a wonderfully illuminated breakfast room, which acts as a charming dining space for bed and breakfast guests. Further along, there are two generously sized en-suite guest rooms, each with their own entrance and a designated outdoor area, ensuring privacy and comfort for your guests. This property seamlessly merges the allure of rural living with contemporary amenities, presenting a distinctive opportunity for both personal enjoyment and potential revenue.



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

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

Guide Price £550,000

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

- Kitchen/dining room
- Utility Room
- Shower Room
- Lounge
- Sunroom
- Bedroom One
- Bedroom Two

Family Bathroom

Breakfast Room

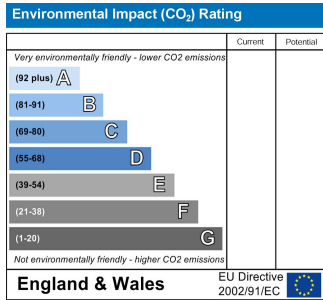
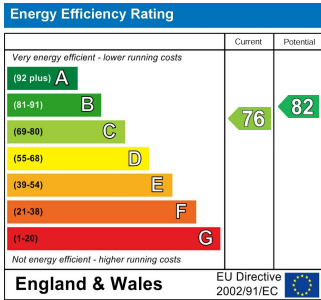
En-suite Guest Room One

En-suite Guest Room Two

Outside

Pull up on the driveay where there is plentiful off road parking for multiple vehicles. There is an attractive sweeping lawned garden to the front with established and well stocked beds and borders. The gardens continue around the side of the property where there is a further area of lawn and an additional gated entrance providing for further parking if required or potential to store a boat or motor home. To the rear the garden continues and there are a range of useful log stores and two timber sheds. The gardens back onto open fields to both the side and rear where there is a variety of wildlife, the present vendor enjoys many birds that visit the garden including woodpeckers and also frequently spots deer early in the mornings. To the other side of the property is an attractive and sheltered seating area currently allocated to the bed and breakfast guests.





Agents Note

Please be aware that planning has been granted next to this property for a three bedroom detached bungalow, details of this can be viewed on the online planning register under reference PA23/05062.

Services

Mains Water, private drainage (septic tank) Oil fired heating to the bungalow with electric heating to the guest area. 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

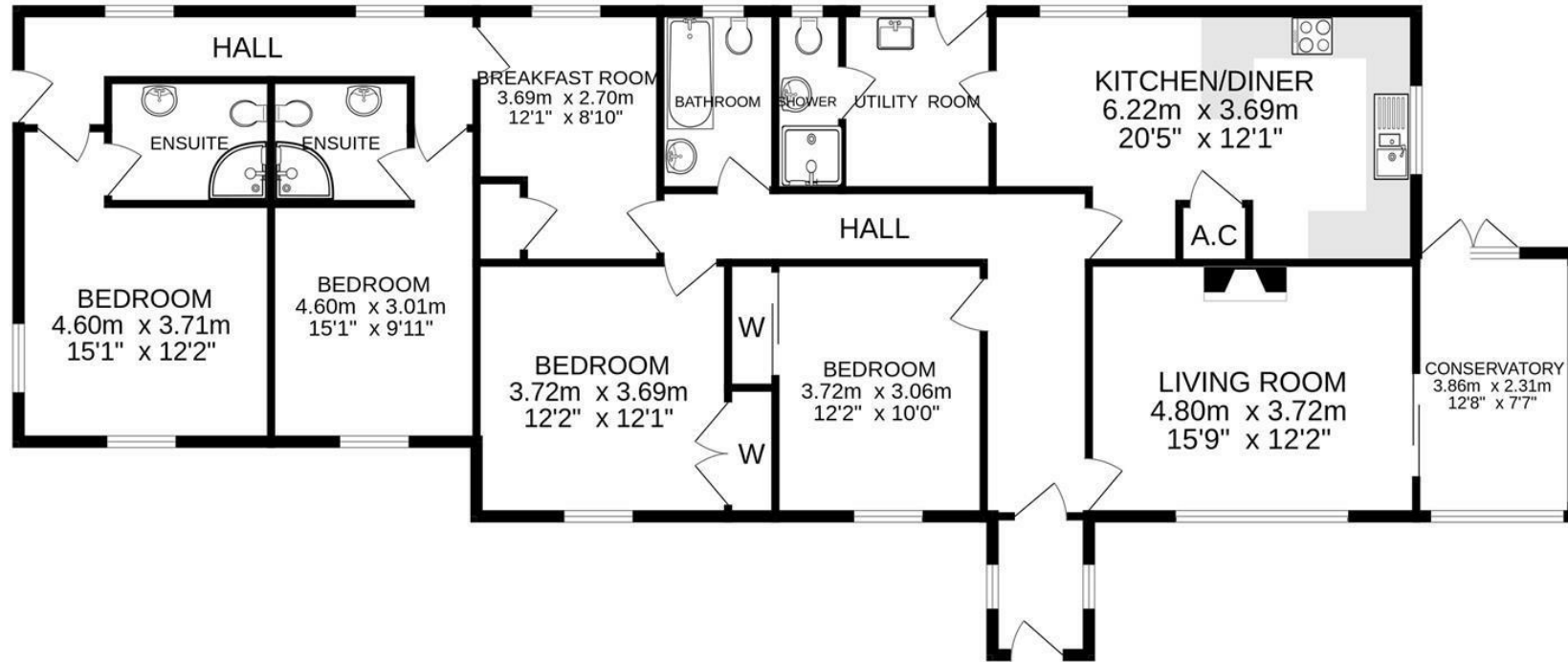
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



GROUND 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.
Made with Metropix ©2024

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.

