

Tara, Germoe Lane Penzance, TR20 9QY







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Welcome to this large detached family home in Germoe. Situated in a beautiful rural position, this property offers the perfect blend of tranquility and convenience, being close to the stunning South coast. The house boasts two reception rooms, three bathrooms, and ample space for a family with its four bedrooms. One of the standout features of this property are the generous gardens, providing a lovely outdoor space for relaxation and recreation. The property also benefits from a substantial loft which could be converted into further accommodation. With parking available for up to 4 vehicles and a garage, you'll never have to worry about finding a spot for your car. Although some modernising is required, this home presents an excellent opportunity for those looking to add their personal touch and create their dream home. Sold with no onward chain, the potential of this property is simply waiting to be unlocked. Don't miss out on the chance to own a piece of this idyllic setting in Germoe.



The Mather Partnership, Offices in Helston & Hayle

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Guide price - £500,000

Location

Germoe is a picturesque Cornish village nestled in the southwest of Cornwall between the towns of Helston and Penzance. With a rich history dating back to medieval times, Germoe boasts charming stone cottages, a historic church, and lush countryside surroundings. Its proximity to stunning coastal areas like Praa Sands and Marazion makes it a haven for outdoor enthusiasts and beach lovers alike. The village exudes a serene atmosphere, offering a peaceful retreat for visitors seeking a taste of traditional Cornish life.

Accommodation

Entrance hall
Living room
Dining room
Kitchen
Utility room and WC
Bedroom 1
En-suite

Bedroom 2
Bedroom 3
Bathroom
Bedroom 4
En-suite
Integral garage
Substantial loft space

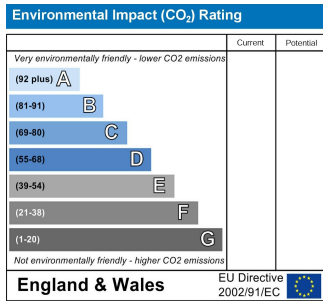
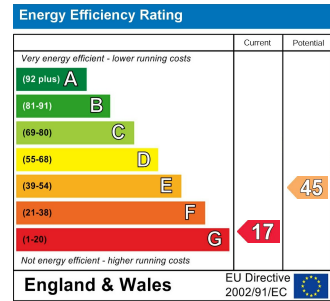
Outside

The property occupies a wonderful plot surrounded by countryside. To the front elevation, the garden is chiefly laid to lawn with planted borders and mature hedges. To one side there is a greenhouse. Gated access on both sides leads to the rear garden, which is chiefly low maintenance patio areas. There is a lower section of rear garden that is laid to lawn with Cornish stone walling to the boundary.

Garage

Large integral garage with an electric up and over garage door. Storage space. Hot water cylinder and central heating plumbing.





Services

Mains water and electricity. Private drainage. Freehold tenure.

Council Tax Band E**Anti-Money Laundering Regulations – Purchasers**

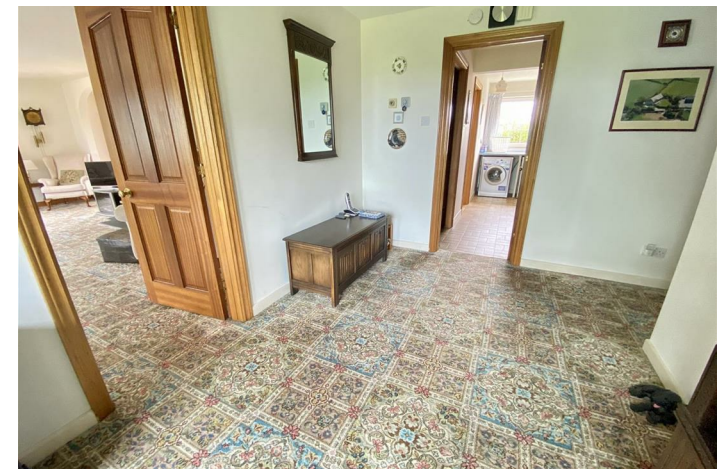
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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/>



This floor plan shows a 4-bedroom house with a conservatory, living room, dining room, kitchen, utility room, bathroom, and three bedrooms, each with its own wardrobe. The layout includes an entrance hall, a central staircase, and a rear porch. The rooms are labeled with their dimensions in meters and feet/inches.

Room	Dimensions (m)	Dimensions (ft/in)
Conservatory	6.80m x 3.32m	22'4" x 10'11"
Living Room	6.34m x 5.00m	20'10" x 16'5"
Dining Room	4.40m x 3.59m	14'5" x 11'9"
Kitchen	3.79m x 3.19m	12'5" x 10'5"
Utility Room	-	-
Bathroom	3.19m x 2.40m	10'6" x 7'10"
Bedroom (Top Left)	4.13m x 3.09m	13'6" x 10'2"
Bedroom (Middle Left)	4.33m x 3.71m	14'2" x 12'2"
Bedroom (Bottom Left)	4.40m x 3.71m	14'5" x 12'2"
Ensuite	-	-
Wardrobe	-	-
Entrance Hall	-	-
Porch	-	-

The floor plan shows a rectangular room divided into several sections. On the left is a large area labeled "BEDROOM" with dimensions "7.51m x 3.50m" and "24'8\" x 11'6\"". To its right is a narrow hallway containing a staircase with an upward arrow and the word "UP". Further right is a large area labeled "GARAGE" with dimensions "7.51m x 5.01m" and "24'8\" x 16'5\"". At the top left corner, there is a small bathroom labeled "ENSUITE" and a closet labeled "WARDROBE". A circular feature labeled "(B)" is located near the top center.

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.

