

102 Alexandra Road
Illogan, TR16 4EN



MATHER
PARTNERSHIP





102 Alexandra Road Illogan, TR16 4EN

Discover a rare and wonderful opportunity to acquire this much-loved, spacious, and versatile property, set on a generous plot on this prestigious and much sought after road. This hugely spacious property offers immense scope and potential to create your dream home. Surrounded by mature gardens, perfect for those with green fingers, this property features a large drive-through car port and ample off-road parking

Step inside to find a fabulous sunroom, an ideal spot to relax and enjoy the Sunday papers while gazing out onto the lush gardens. The inviting kitchen boasts a charming farmhouse feel, while the formal dining room and living room offer a perfect blend of comfort and style. In the winter months, cosy up around the fire in the living room, and during the summer, throw open the doors to the gardens and let the sunlight stream in. The stunning bespoke doors connecting the lounge and dining room can be opened to create a free-flow space, ideal when entertaining guests.

For those who need a dedicated workspace, the property includes a useful office, which could also serve as a superb hobbies or craft room. The accommodation is completed by a ground-floor bedroom with an adjacent cloakroom, providing convenience and flexibility.

This gracious property is a true gem, offering a unique opportunity to create a bespoke living space in a highly sought-after location. Don't miss out on making this exceptional house your forever home. . It is offered for sale with the benefit of vacant possession and no onward chain.



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

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Guide Price £800,000

Location

The property is situated in a prestigious and highly sought after location. Within easy reach of the village centre and also Tehidy Park Golf Club. Both walkers and beach lovers are catered for with endless walks available through Tehidy North Cliffs and the South West Coast Path and the stunning coastline of the North Coast within easy reach including Portreath. Convenient for access to the A30 and extensive services available in nearby major towns.

Accommodation

Enter via the practical entrance porch and find yourself in the light filled Sunroom opening out onto the patio seating area. The warm and inviting kitchen is the heart of the home, with a useful adjacent utility area which leads into the office. There is a formal dining room, perfect for those who like to entertain with connecting doors offering access to the generous living

room, cosy up around the fire in the winter months and enjoy a movie night with the family whilst in the summer throw open the doors and allow the sunshine to flow in and drift between the house and garden. There is a useful ground floor bedroom with an adjacent cloakroom which subject to any consents may offer scope to create a shower room if needed. The first floor offers three generous bedrooms and the luxurious bathroom with spa bath.

Outside

The gardens are a real feature of the property, approaching a third of an acre there are a choice of areas in which to relax in nature's embrace and enjoy the sunshine or an alfresco dinner. Keen gardeners have endless potential with the garden already well stocked with established trees and shrubs and plenty of scope for those wishing to grow their own produce. There is plenty of off road parking and a large drive through car port with useful storage for garden equipment and furniture.

Services

Mains electricity and water. Mains gas central heating and private drainage.





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			
		55	75
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

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.

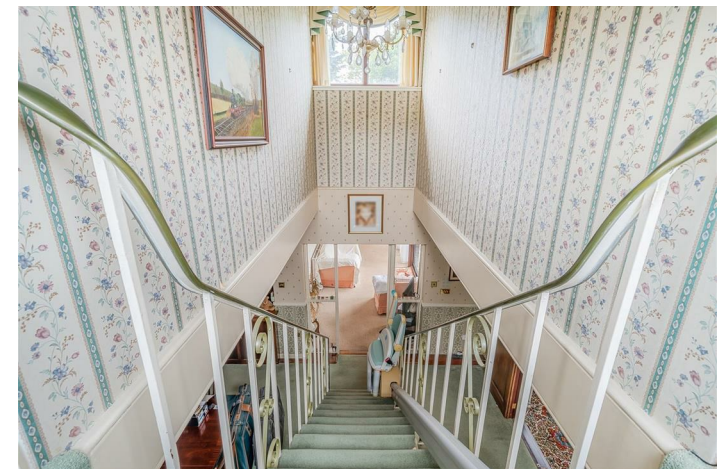
Council Tax Band F

Proof of Finances

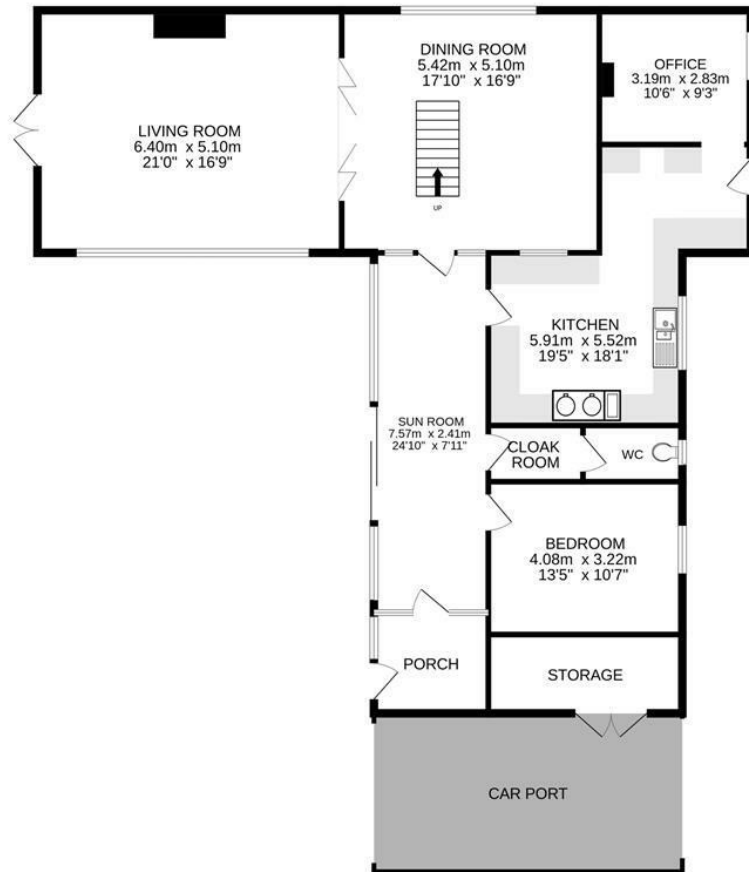
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

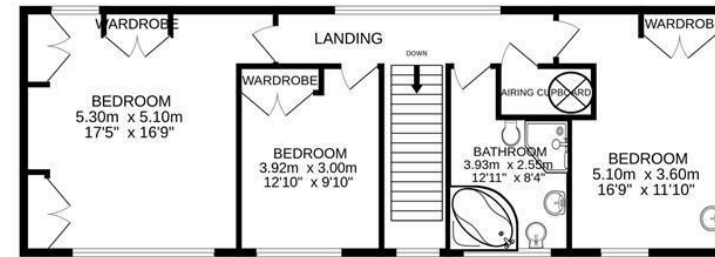
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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.

