

The Meadow

Brill, Nr Constantine, TR11 5QA







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Welcome to this charming detached bungalow in the picturesque village of Brill. Situated on the outskirts of Constantine, this bungalow offers a tranquil rural setting with lovely gardens enveloping the home. One of the standout features of this property is the planning permission granted for a four-bedroom detached dwelling, providing an exciting opportunity for expansion or development. The generous garden space offers ample room for outdoor activities or potential landscaping projects, perfect for those with a green thumb. Convenience is key with off-road parking and a garage, ensuring that your vehicles are secure and easily accessible. The location of this bungalow offers a peaceful retreat from the hustle and bustle of city life, allowing you to enjoy the serenity of the countryside. Don't miss out on the chance to purchase this idyllic property with great potential. Embrace the rural lifestyle and make this bungalow your own slice of paradise in the heart of Brill.



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

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

Guide price - £325,000

Location

Brill is a charming rural hamlet, located on the outskirts of Constantine. Constantine is a fantastic and well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

Accommodation

- Entrance hall
- Living room
- Kitchen
- Conservatory
- Bedroom 1
- Bedroom 2
- Bathroom

Garden

The bungalow benefits from good size gardens, with various areas laid to patio paving, low maintenance areas laid to stone chippings. There is an outbuilding for storage and a garage.

Parking

The property benefits from a driveway providing off road parking for up to 2 vehicles.

Services

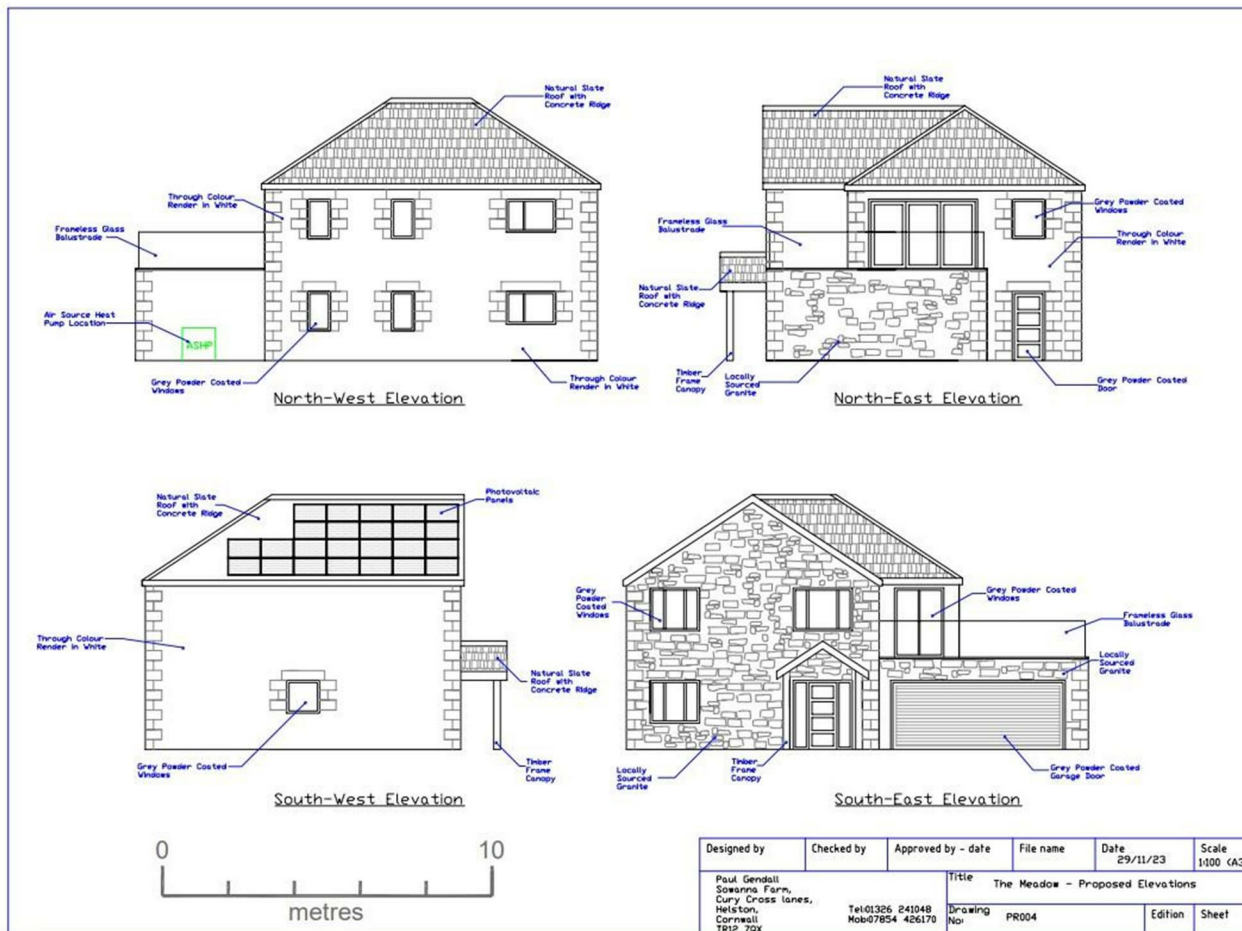
Mains water and electricity. Private drainage. Freehold tenure.

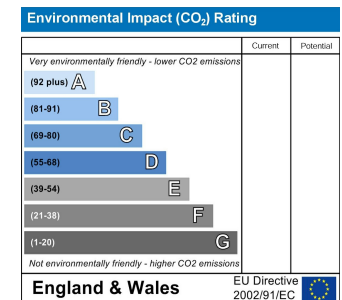
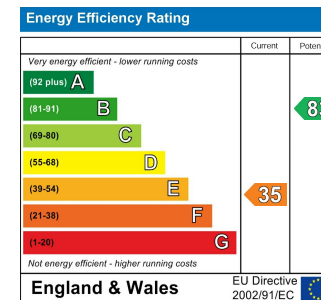
Agents note

The property benefits from permission to demolish the existing dwelling and replace it with a detached 4 bedroom dwelling. Full planning documents can be found on the Cornwall Council Planning portal under reference PA23/09721

Agents note two

Due to the timber frame construction of the property, we suspect the property may be difficult to purchase with a mortgage. Potential purchasers are advised to consult their mortgage broker/lender to determine if they will lend on the property.





Council Tax - Band B

Anti-Money Laundering Regulations – Purchasers

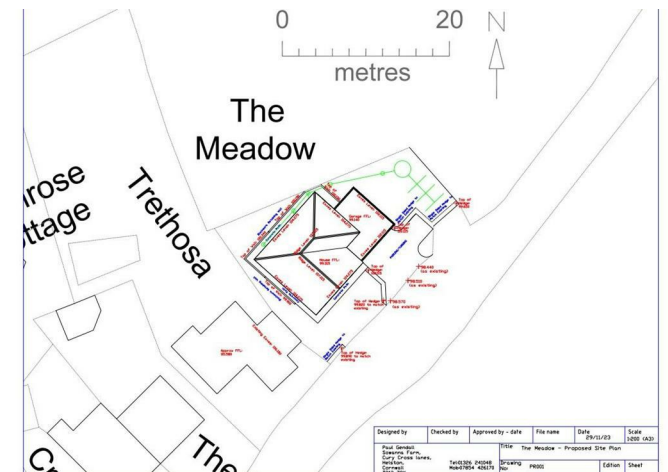
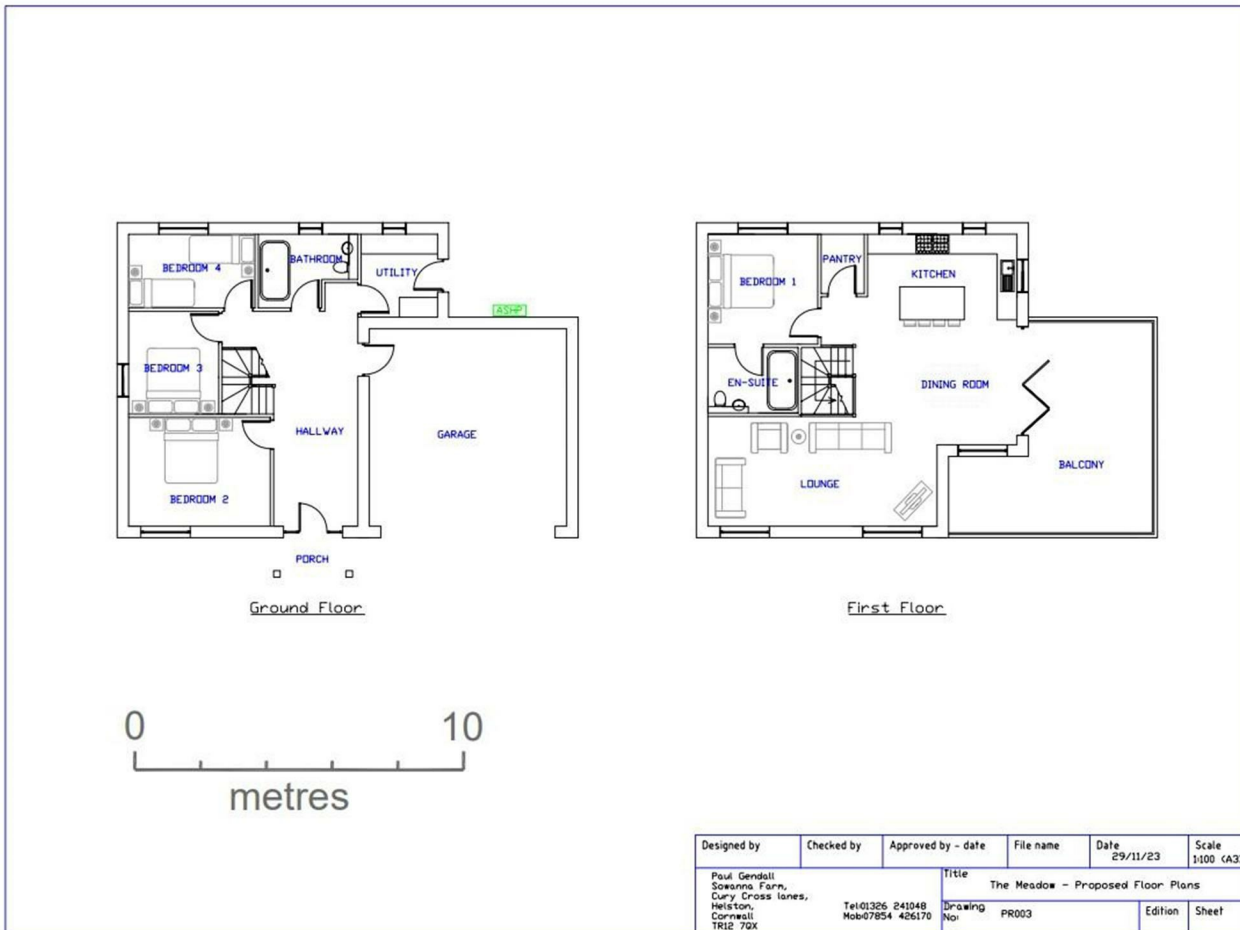
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of finances

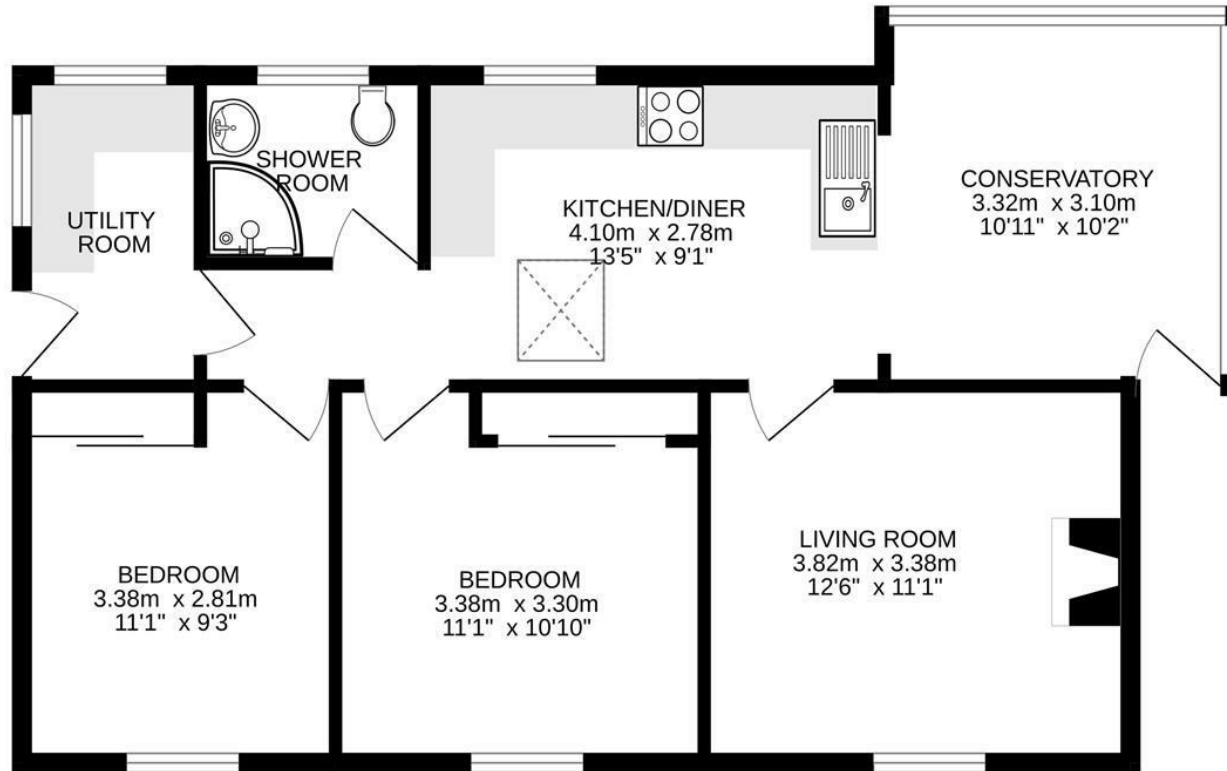
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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.
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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.

