

66 Fore Street  
Constantine, Cornwall TR11 5AB



**MATHER**  
PARTNERSHIP





# 66 Fore Street Constantine, Cornwall TR11 5AB

Nestled just off the centre of the picturesque village of Constantine, this beautifully presented cottage combines spacious, light filled living with cosy, characterful charm. From the moment you step into the pretty porch, featuring an original tiled floor and an attractive glazed door, you'll be enchanted by the blend of modern comfort and traditional style.

The lounge is a lovely, calm retreat with a herringbone laid floor, and a log burner, perfect for warming up during the winter months. Windows with slate sills add a touch of elegance, flooding the room with natural light. Beyond the lounge, the open plan kitchen and dining room offer an inviting space for hosting friends or enjoying family meals. The kitchen is modern and stylish, finished in a sophisticated grey palette with beautiful tiles and ample storage and work surface space. A useful utility area to the rear leads out onto the garden, making household chores a breeze.

Upstairs, the first floor hosts three generously sized bedrooms and a family shower room, providing plenty of space for family and guests.

The real highlight of this property is the gorgeous garden. Fully enclosed, it features a lawned area, a gravelled seating area perfect for morning coffee, and a top patio seating area that enjoys afternoon and evening sun, ideal for alfresco dining. This outdoor haven is perfect for both relaxation and entertaining, offering a tranquil escape from the hustle and bustle of everyday life.

This charming cottage in Constantine village is a rare find, offering a perfect blend of character, comfort, and convenience. Don't miss the opportunity to make it your own.



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

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**Guide Price - £300,000**

**Location**

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 Porch
- Lounge
- Kitchen with dining area
- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

**Outside**

The gardens are a real highlight being of excellent size and enjoying a sunny aspect. There is a gravelled seating area perfect for morning coffee, an expanse of lawn and a further sheltered patio area.





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			
		37	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## Servies

Mains electricity, water and drainage. Council Tax Band C.

## 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

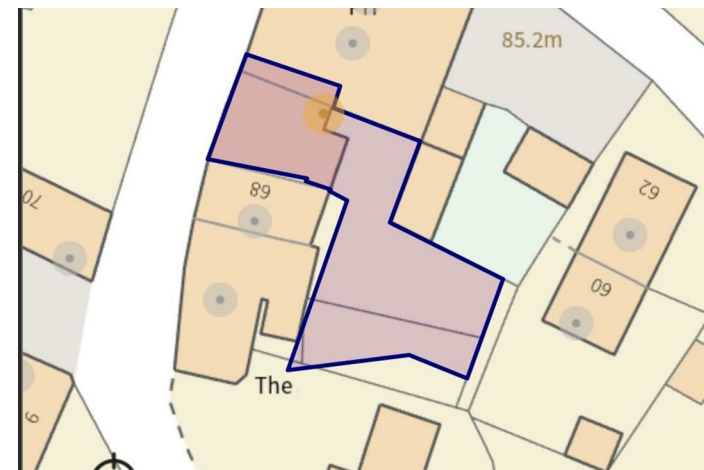
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

## Broadband & Mobile Phone Coverage

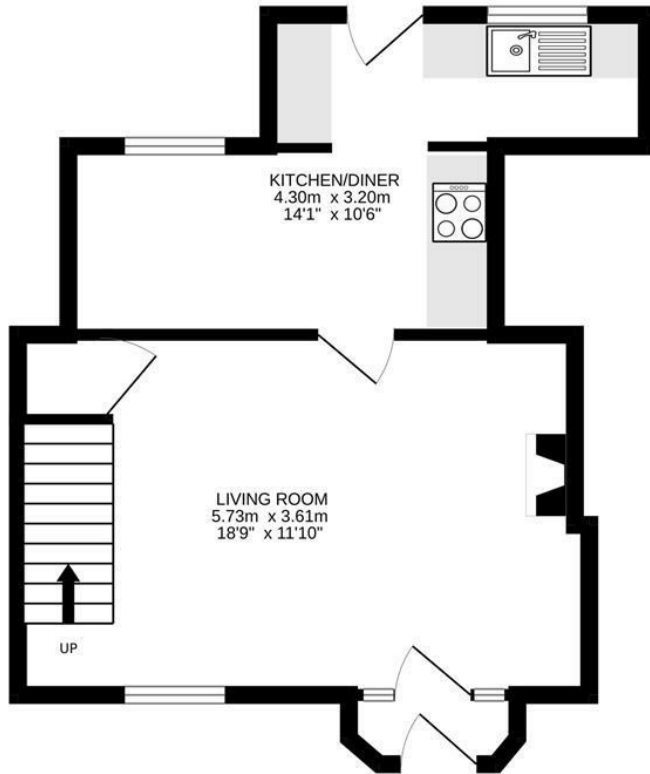
To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

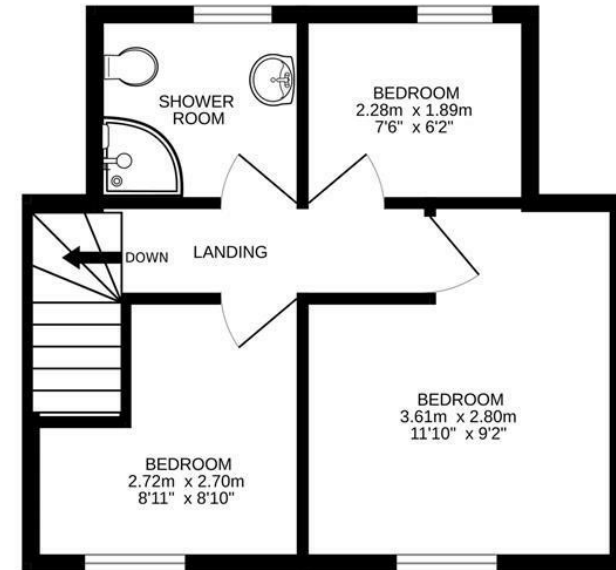
<https://checker.ofcom.org.uk/>



GROUND FLOOR



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.

