



Higgledy Piggledy, Helston Road  
Porkellis, TR13 0JS









# Higgledy Piggledy, Helston Road Porkellis, TR13 0JS

Nestled in the charming and picturesque village of Porkellis, lies this exquisite, detached family home awaiting its new owners. Boasting four bedrooms spread over three floors, this property offers ample space for a growing family or those who love to entertain. As you step onto the generous plot, you are greeted by beautifully presented gardens that envelop the house, providing a tranquil oasis to unwind in. The highlight of the outdoor space is undoubtedly the inviting heated swimming pool, perfect for enjoying a refreshing dip on warm summer days. Privacy is paramount in this residence, allowing you to enjoy the serenity of your surroundings without any disturbances. Imagine waking up to the stunning countryside views visible from both the house and the gardens, offering a sense of peace and tranquillity that is hard to come by. The property affords plenty of off road parking as well as a large integral garage. This property in Porkellis is not just a house; it is a sanctuary where you can create lasting memories with your loved ones. Don't miss the opportunity to make this dream home your reality.



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

Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)



**Guide price - £675,000**

**Location**

The Village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

**Accommodation**

- Entrance porch
- Dining room
- Living room
- Kitchen
- Bedroom
- Bedroom
- Bathroom
- Bedroom
- Bedroom
- Shower room
- Integral garage

**Outside**

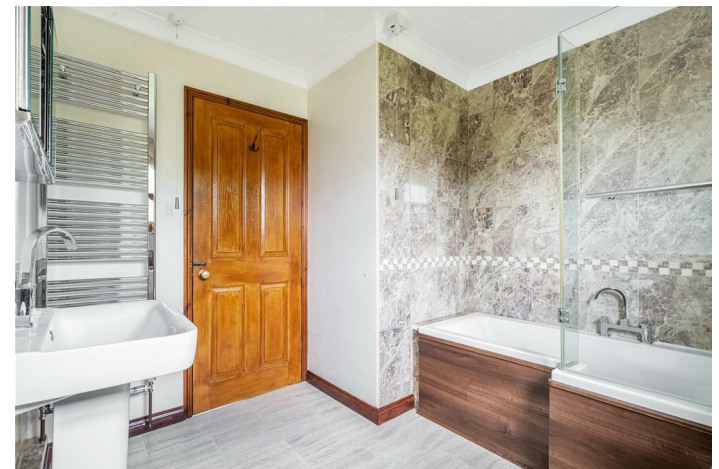
The property is blessed with an exceptional garden, which is presented over several areas. There are a number of patio areas that afford wonderful amounts of sunshine and are positioned to take advantage of the sun at various times of the day. There is a heated pool, which is heated by air source heat pump located in the pool house adjacent to it (the pool measures 10.7m x 4.6m). Continuing from the pool area are further patio areas, complimented with a range of flowers, shrubs, bushes and fitted with external lighting. To the far end of the the garden, is a manicured lawn with planted borders stocked with flowers and plants, which also affords incredible countryside views. There is a calming water feature which is powered by an electric pump. To the very end of the property, is a good size workshop.

**Parking & garage**

There is off road parking for several vehicles to the front of the property, laid to loose stone chippings. The garage is a good size, fitted with power and light.

**Services**

Mains water and electricity. Private drainage (Sceptic tank). Oil central heating. Air source heat pump for the swimming pool.  
Freehold tenure.







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			
		62	73
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



**Agents note**

Our clients have informed us that when the property was built, it was built in the proximity of a mine shaft, which has been professionally capped. Planning for the construction of the property was passed and mining reports are in place. Please contact the Mather Partnership for further details.

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

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.

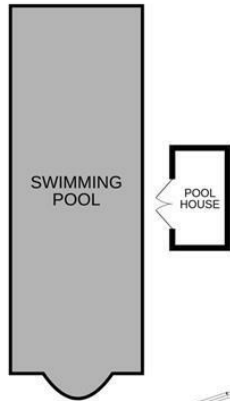
**Broadband & Mobile Phone Coverage**

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/>





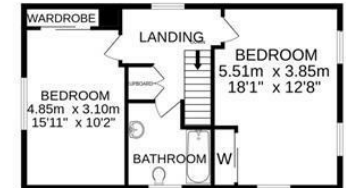
GROUND FLOOR



1ST FLOOR



2ND 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 check themselves as to the amount of double glazed units in the property.



