

Ganilly Cottage, Carleen, TR13 9NG







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Effortlessly blending traditional charm and character with modern convenience this property has it all and is excellently located in a semi-rural area of Cornwall. Prepare a delicious meal in the stylish kitchen and relax and unwind with your friends and family in the spacious dining room. Need to work from home? No problem there are a choice of areas perfect for a study in addition to a light flooded room on the ground floor with an adjacent shower room perfect as a guest room or perhaps to run a business from. The first floor hosts two gorgeous double bedrooms both of which overlook the gardens and a luxuriously appointed bathroom. The outside space will not disappoint, the pretty cottage style gardens are of good size and offer a variety of areas including an expanse of lawn, a greenhouse and established beds and borders stocked with a profusion of shrubs, plants and flowers. The access from three separate entrances provides for a choice of parking areas and provides access to a large timber garage and a useful shed.



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

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Guide price - £550,000

Location

Nestled within the heart of the beautiful Cornish countryside and close to the National Trusts Godolphin House Estate, is the picturesque rural hamlet of Carleen, a thriving rural hamlet with an active community. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven the larger village of Breage is just approximately 2 miles away providing a Public House, Post Office, Shop and a Primary School. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The South Cornish coastline at Praa sands is approximately 10 minutes away by car.

Accommodation

Lounge dining room

Kitchen breakfast room

Study

Bedroom

Shower room

Bedroom

Bedroom

Bathroom

Outside

The gardens are an absolute delight, to the immediate front of the property are pretty cottage style gardens featuring an expanse of lawn surrounded by established borders bursting with mature plants, shrubs and flowers to include some roses, this is a perfect spot to enjoy an alfresco meal or cream tea. Paths lead through the gardens passing a greenhouse and patio seating area accessed from the kitchen. There is plenty of space to satisfy even the keenest gardener and the plot is well planted with trees and shrubs. To the bottom of the garden is a vehicular access to the wooden double gates leading to four





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

parking spaces in front of and to the side of a large timber garage and useful garden shed. Two further parking areas for up to three vehicles are located at the top of the property.

Services

Mains water, electricity, private drainage and oil fired central heating. Council Tax Band D.

Council Tax - Band D

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

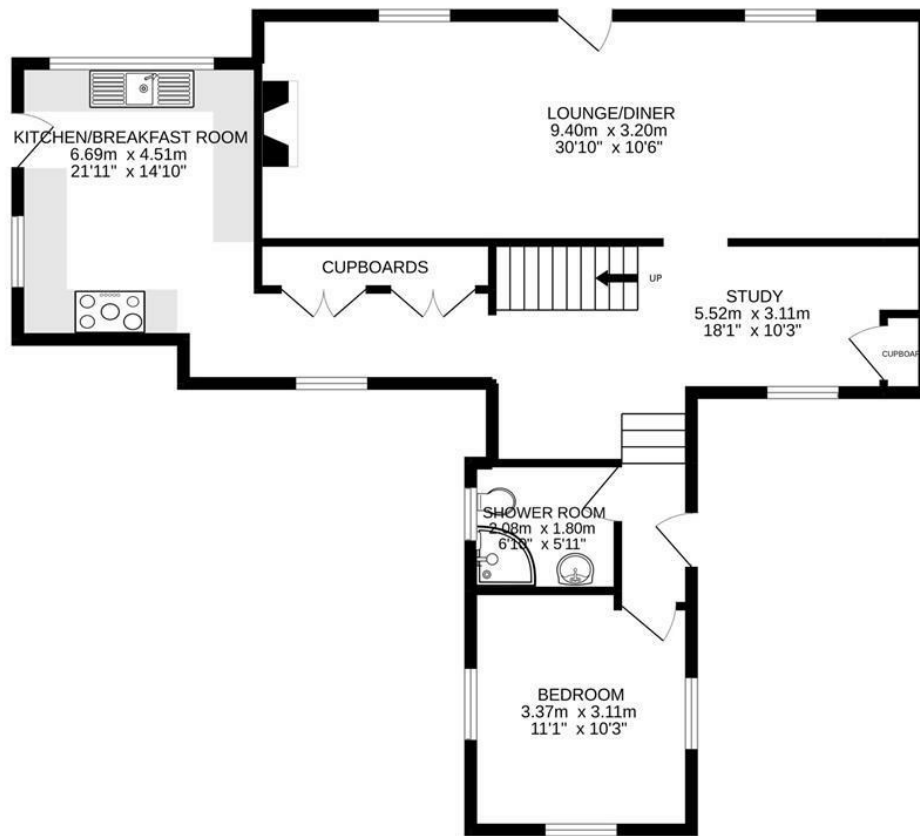
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

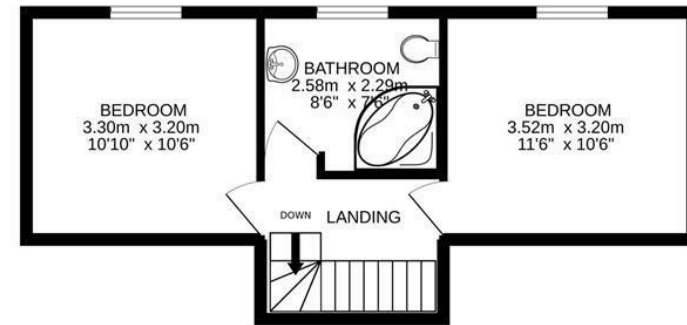
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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.



Banilly
Cottage

