

Meadowley Falmouth Road
Helston, TR13 8JT





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This exceptional four/five bedroom detached property represents a pinnacle of modern family living, situated within the prestigious second phase of a meticulously planned and exclusive development. Boasting exceptional build quality and attention to detail, this home is very nearly ready to move into, offering a unique opportunity to secure a residence tailored to the highest standards.

This fabulous family home will feature a stunning open-plan kitchen and dining area that spans the length of the property, seamlessly connecting to the rear gardens, ideal for outdoor entertaining or simply relaxing and connecting with your family. Adding to its allure, two additional reception rooms provide versatility, catering to the needs of families with children, whether it's creating a cosy den, a useful playroom, or an immersive gaming space.

Ascend the impressive turning oak staircase to the first floor, where a galleried landing awaits, providing access to all four spacious double bedrooms and a convenient study/guest bedroom five perfectly suited for those who work from home. Two of the bedrooms boast en-suite facilities, offering privacy and convenience for older children or guests, while a luxuriously appointed family bathroom caters to everyday needs with style and comfort.

Outside, the property is complemented by a generous garden, providing ample space for outdoor activities and relaxation, along with off-road parking for added convenience. Conveniently positioned, this home offers easy access to both primary and secondary schooling, ensuring educational needs are well met. Furthermore, local amenities are within reach, while its location is ideal for those commuting to nearby larger towns making it a desirable choice for discerning homeowners seeking both luxury and practicality in one exquisite package.



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

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

Guide Price - £650,000

Location

An exclusive residential area, perfectly placed for access to local amenities to include Parc Eglos Primary School, Helston Community College, the town centre and Tesco. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. The property is a short drive from the stunning Lizard Peninsula and within a 10 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

- Entrance Hall
- TV Room
- Kitchen/Diner
- Cloakroom
- Utility Room
- Living Room
- Bedroom 1
- En-Suite
- Bedroom 2
- En-Suite
- Bedroom 3

- Bedroom 4
- Study
- Family Bathroom

Internal Specification

The property will be finished to the highest standards throughout. The kitchen features top-of-the-line integrated appliances, including a full-height fridge and freezer, oven, combination microwave, 5-zone induction hob, ceiling extractor, and boiling water tap, all complemented by locally sourced quartz worktops and a wine cooler. The flooring is covered with quality stone.

The dining area offers a spacious setting with pendant lights, perfect for a table, and benefits from abundant natural light through the bi-folding doors, seamlessly connecting the indoors with the outdoors.

The utility room is equipped with a washing machine and tumble dryer. The living room is an ideal space to relax, enjoying natural light from the bi-folding doors. The downstairs cloakroom includes a sink, WC, and heated towel rail. Additionally, the property features a large downstairs cupboard.

Ascending the stairs, you reach a statement landing area with a large light fitting, leading to all bedrooms.

Bedroom 1: Includes sliding wardrobes and an ensuite with quality sanitaryware.

Bedroom 2: Also features sliding wardrobes and an ensuite with quality sanitaryware.

Bedrooms 3 and 4: Light and airy rooms with built-in sliding wardrobes.

Study: Perfect for a desk or as a small bedroom. The property also benefits from a MVHR System

External Specification

There will be a blockpaved driveway to the front of the property providing ample parking (see agents note). To the rear there will be a stone patio flowing and accessed from both the Living room and Kitchen/Diner with the remainder of the garden being laid to lawn. The exterior will be finished in painted render with a feature stone band. Slate roof. Windows will be upvc with bays to the front and sliding sash windows to the rear.





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			
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	

Reservation Fee

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,500 reservation fee. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. The timescales for exchange of contracts will also be determined at the point of an offer being accepted. On payment of the reservation fee if the purchaser has committed to purchase early enough in the build scheme they will then be invited to make their selections with regards to floor coverings.

Warranty

The property will benefit from a Professional Consultants Certificate.

Services

Mains electricity, water and drainage. Air source heating underfloor throughout.

Agents Note

Prospective purchasers should be aware that our client has advised us that there will be future development in the surrounding vicinity. Please note that the driveway is yet to be completed, however the photo is a representation and may be subject to change.

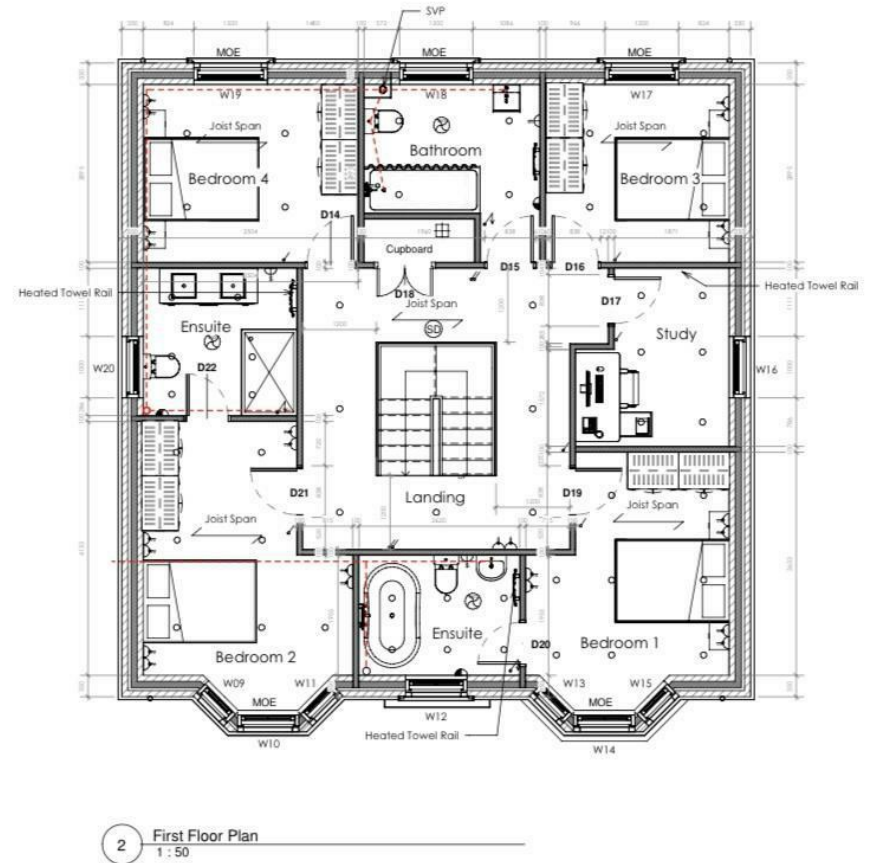
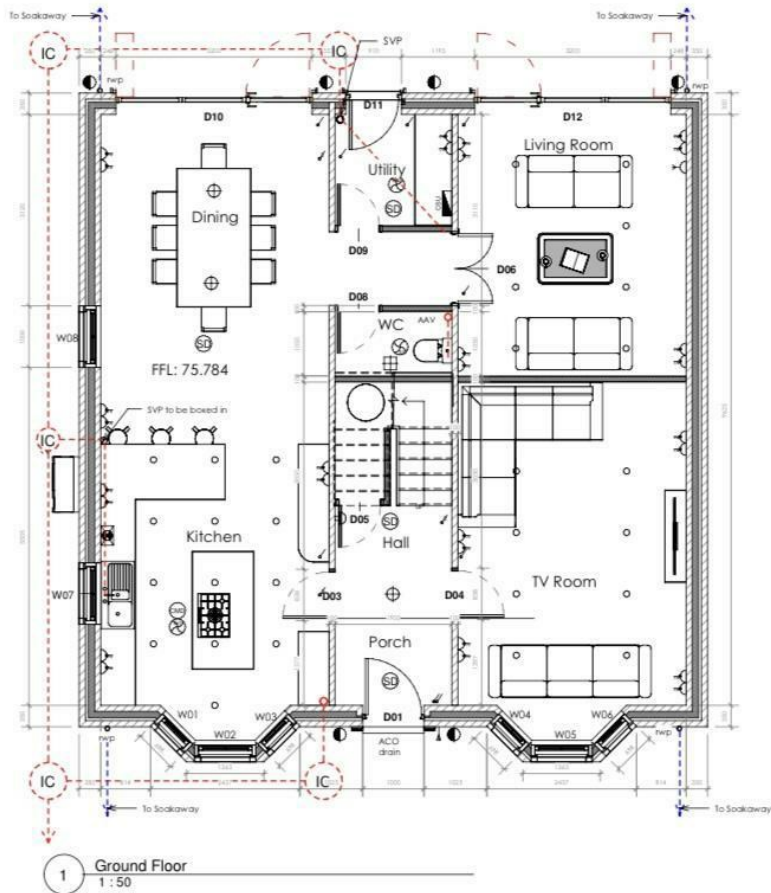
Council Tax Band - Not yet allocated**Anti Money Laundering Regulations – Purchasers**

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.





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.

