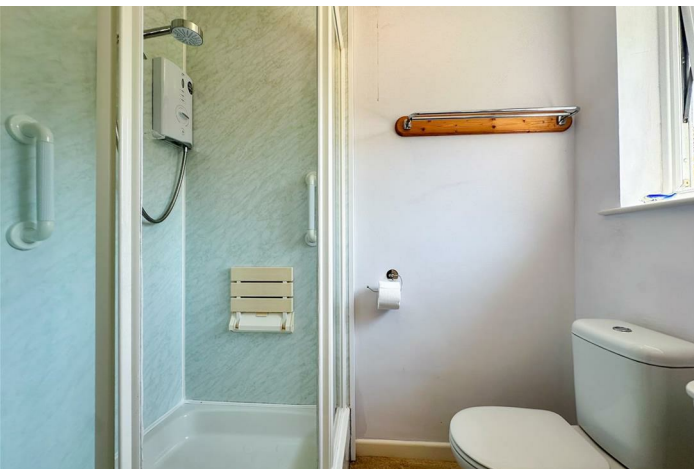


# The Meadow

## Carleen, TR13 9QP







# The Meadow

## Carleen, TR13 9QP

Nestled in the charming village of Carleen, this four bedroom detached bungalow is a hidden gem waiting to be discovered. Though in need of modernisation, this bungalow presents an exciting opportunity for those with a vision to create their dream home. With a spacious lounge/diner that effortlessly connects to the garden through patio doors, this property offers a warm and inviting social space for entertaining or simply relaxing. The kitchen, boasting ample storage and worktop space along with additional seating, provides flexible living on a day to day basis.

Outside, the large garden, which is mainly laid to lawn allows you to enjoy the outdoors and perfect chance to landscape to maximise the space so it can suit your needs. It is bordered by mature shrubs providing a good level of privacy. The raised patio area allows you to enjoy outdoor seating on those sunny occasions. The property also features plenty of off-road parking, a detached garage, and two sheds offering not only additional storage but also the potential for a workshop space for hobbies or DIY projects.



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 £450,000**

**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 1 mile 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**

Entrance Porch

Hallway

Kitchen

Lounge/Diner

Bedroom Four

Bedroom Three with Built in Storage

Family Bathroom

Bedroom Two with Built in Storage

Bedroom One with Built in Storage and En-suite

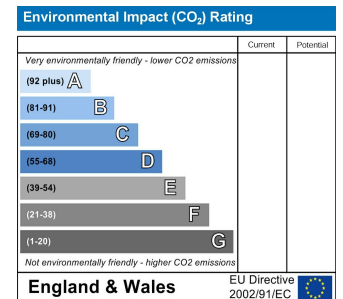
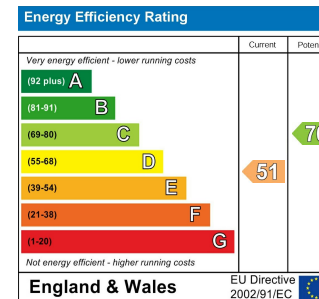
**Outside**

The garden is a spacious, open area primarily laid to lawn, providing a lush, green expanse perfect for relaxation or recreational activities. It is bordered by a variety of mature shrubs, offering privacy and a natural backdrop. There are two practical sheds with the larger shed is well equipped to serve as a workshop, providing ample space and functionality for various projects or storage needs.

**Parking**

The low maintenance driveway provides off road parking for several vehicles.





### **Garage**

With an up and over door and electricity inside it provides a fantastic amount of storage inside.

### **Services**

Mains water, electricity, Oil Fired Central Heating. Private Drainage. LPG Bottles.

### **Council Tax Band-E**

### **Broadband and Mobile 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/>

### **Anti Money Laundering Regulations - Purchasers**

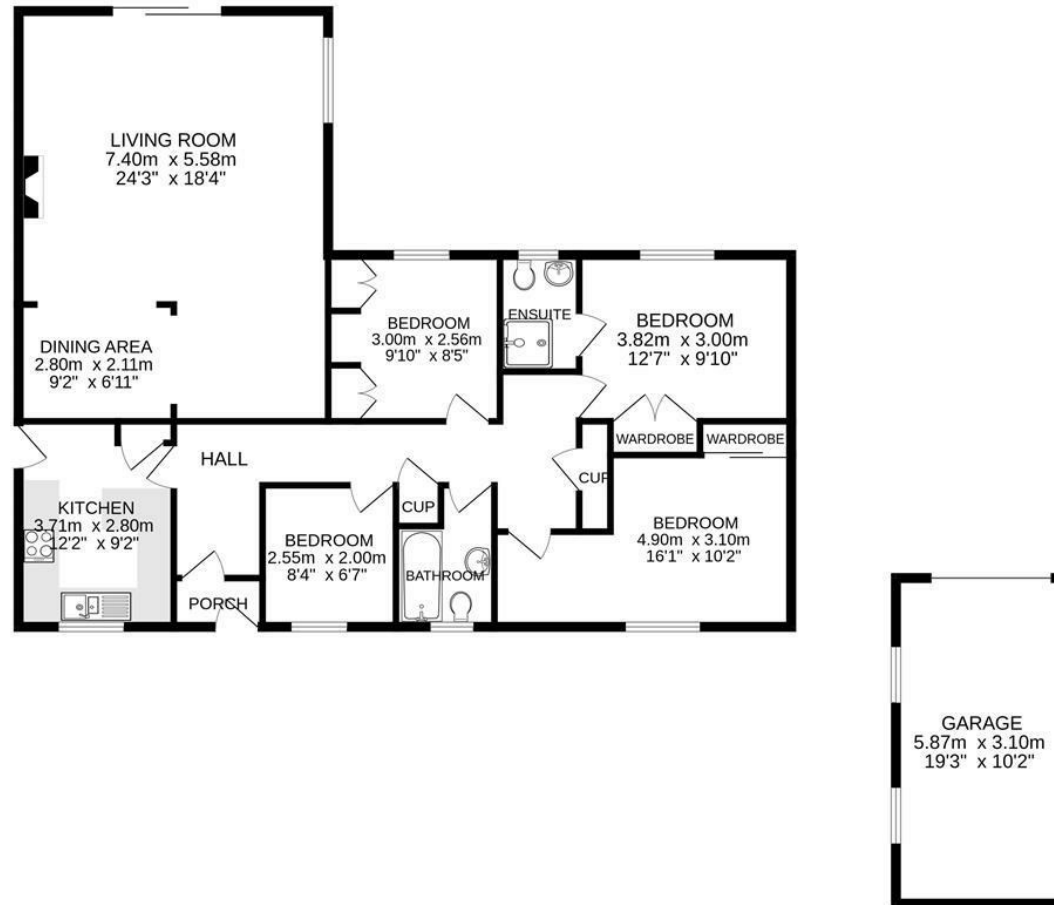
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **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.



## 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.

