

# The Old Police House High Street St. Keverne, TR12 6NN











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This charming three bedroom semi-detached house is situated just off the centre of the village. This characterful cottage is brimming with potential and offers a lovely garden to the side, perfect for those with a green thumb or a love for outdoor relaxation. While the property does require some work to bring it up to modern standards, its inherent charm and prime location make it an excellent home for either a family or a couple. Embrace the opportunity to create a dream home in a quaint and vibrant village setting which is full of amenities. Offered for sale with no onward chain.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price - £250,000**

**Location**

St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

**Accommodation**

Entrance Hall  
Living Room  
Dining Room  
Kitchen

Bedroom 1  
Study  
Bedroom 2  
Bedroom 3  
Bathroom

**Outside**

A fantastic outside space that is fantastic for entertaining, laid to lawn with a space for shed.

**Parking**

Parking to the front of the property.

**Garage**

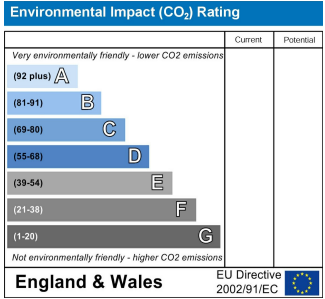
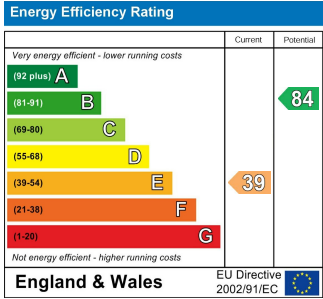
There is a garage located within a short walk from the property and is available via separate negotiation.

**Agents Note**

Our clients have made us aware that The Old Police House has a right of access to maintain their external wall via a neighbours garden.









**Services**

Mains Water, Electricity 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.

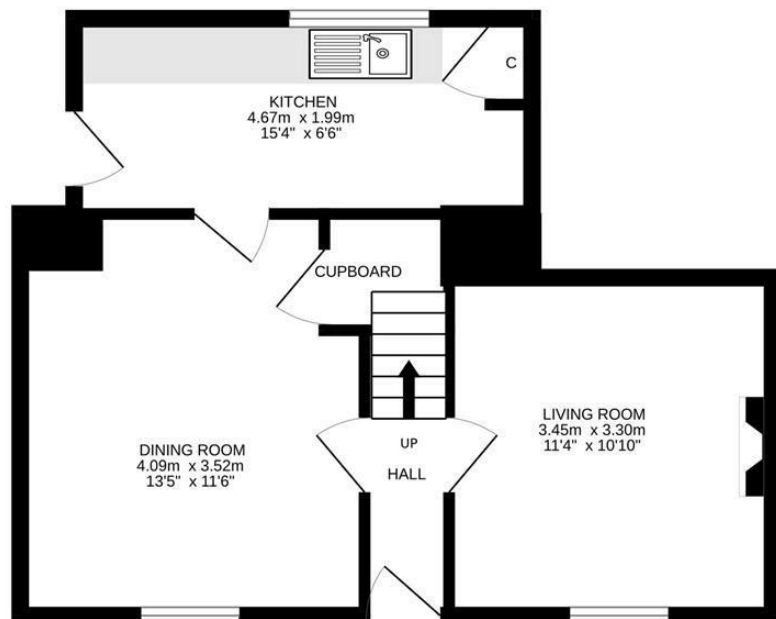
**Broadband & Mobile Phone Coverage**

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/>

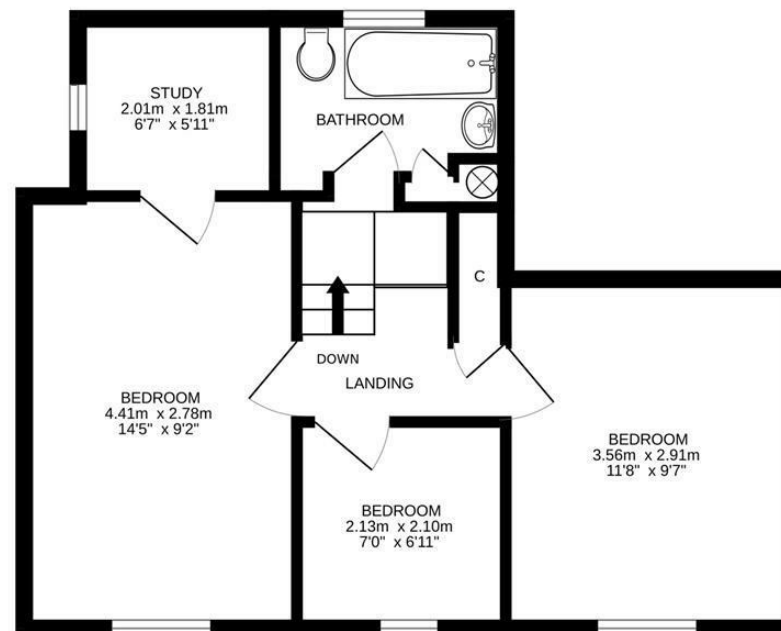




GROUND FLOOR



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 test themselves as to the amount of double glazed units in the property.



