

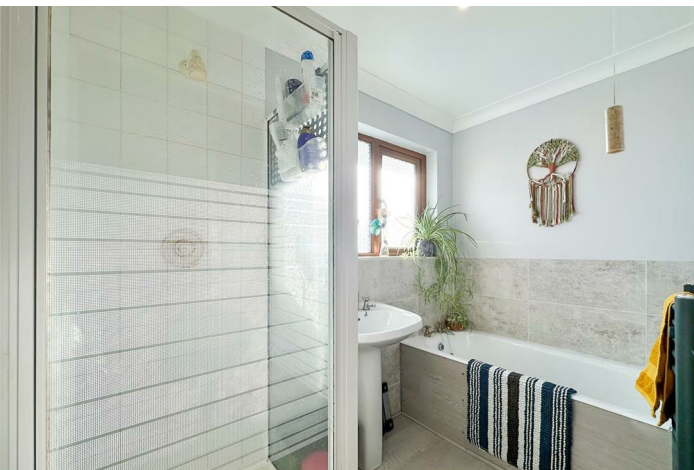
# Moorview Helston Road Porkellis, TR13 0JS











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Nestled in the picturesque village of Porkellis, this charming four/five bedroom house offers flexible living accommodation perfect for a growing family, a dependent relative, or the opportunity for additional income. The entrance hallway, with ample storage space, leads into a recently updated kitchen that boasts plenty of storage and worktop space. The adjoining dining room is ideal for entertaining friends and family on social occasions. The large, light, and airy living room features patio doors to the rear garden and opens into a conservatory, providing additional seating and lovely countryside views. A log burner adds a cosy atmosphere on winter evenings, and there is also space for a dining table.

Upstairs, you will find three well-proportioned bedrooms and a family bathroom with a separate bath and shower, as well as a separate W/C, making mornings less stressful. The attached annexe includes a light-filled lounge, an easy-maintenance shower room, and a kitchenette with ample storage. Stairs lead to a well-proportioned bedroom and another room that could be used as an additional bedroom or office.

The rear enclosed garden, finished with a resin-bound surface for easy maintenance and low slip, surrounds a heated swimming pool, making it ideal for family gatherings. This home truly combines comfort, convenience, and the beauty of countryside living.



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

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## OFFERS IN EXCESS OF £525,000

### 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.

### Main House

Entrance Hallway  
Kitchen  
Dining Room  
Living Room  
Conservatory  
Stairs to Landing  
Seperate WC  
Family Bathroom  
Bedroom One  
Bedroom Two  
Bedroom Three

### Attached Annexe

Lounge  
Shower Room  
Utility Room  
Kitchenette  
Stairs to Landing  
Bedroom/Dressing Room/Study  
Bedroom

### Outside

The enclosed rear garden is a beautifully designed space that features low-maintenance resin flooring, providing a unique opportunity to enjoy a heated pool. This amazing area offers the perfect chance to relax and spend quality time with friends and family.

### Parking

A driveway providing off road parking for several vehicles.

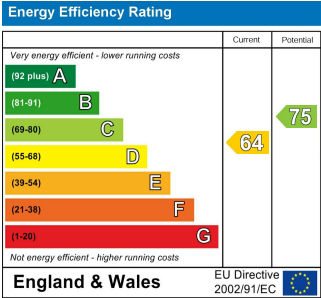
### Services

Main electricity, water. Private drainage. Oil fired central heating. Air source Heating for the swimming pool.

### Council Tax Band- D









**Agents Note**

Our clients have informed us that they have secured planning permission under the reference PA 22/10847 on the Cornwall Council Planning Portal.

**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.

**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/>

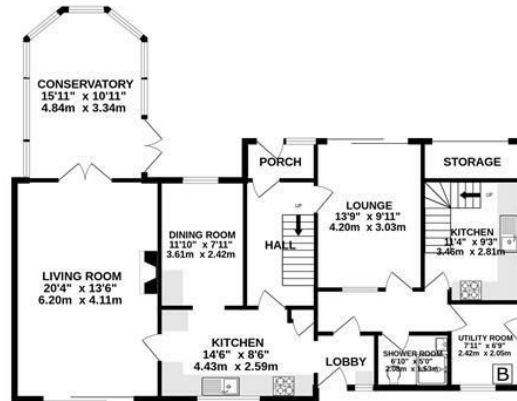
**Proof of finances**

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.

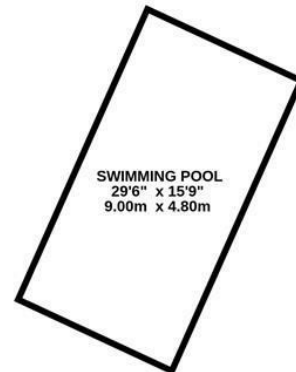
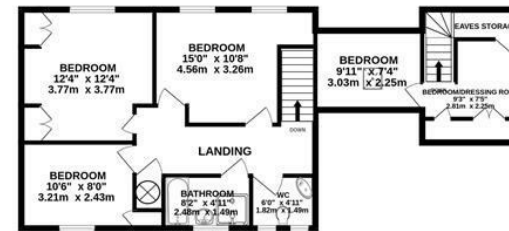




GROUND FLOOR  
1655 sq.ft. (153.7 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 2398 sq.ft. (222.7 sq.m.) approx.

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.



