

4 Chytodden Terrace, Carleen
Breage, TR13 9QT







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Nestled in the picturesque rural setting of Carleen, this terraced house offers a fantastic opportunity for buyers looking to create their ideal home. While the property does require some work, it holds great potential for those eager to put their own stamp on it.

The home features three well-proportioned bedrooms, making it a great choice for families or those needing extra space for guests or a home office. A shower room is also included for convenience.

The property benefits from a lounge and a separate dining room, providing ample space for relaxation and entertaining. The generous front and rear enclosed gardens add to its appeal, offering plenty of outdoor space for children to play, gardening enthusiasts to explore their passion, or simply to enjoy the peaceful countryside surroundings.

Additional outbuildings provide further possibilities, whether for storage, a workshop, or a creative space, with the potential for an extension subject to necessary permissions.

It is important to note that this property is subject to a Section 157 restriction, meaning prospective purchasers must have lived or worked in Cornwall for three years.

Despite the need for some improvement, this home presents a wonderful chance to embrace rural living while remaining within easy reach of local amenities. With its scenic location and generous outdoor space, this three-bedroom terraced home in Carleen offers an exciting opportunity for buyers looking to craft their perfect countryside retreat. Being sold with no onward chain.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £241,200

Location

Nestled within the heart of Cornish countryside and nearby the area of the National Trusts Godolphin House Estate, is the picturesque rural hamlet of Carleen. Access to both the North and South coasts as well as the popular fishing village of Porthleven, the nearby village of Breage provides a Public House, village shop and a Primary School. Carleen is also ideally situated for the towns of Helston, Hayle and Penzance.

Accommodation

Entrance Hall
Lounge
Dining Room
Galley style kitchen
Three bedroom

Bathroom
Gardens
Outbuilding

Outside

Shared steps and pathway lead to the personal gateway to the front gardens and pathway to the front. Level, laid to lawn and of good proportion, with mature hedging. Shared pedestrian access/walkway leading to the rear where a gate gives access to the rear, again laid to lawn and enclosed. Useful block built outbuildings.

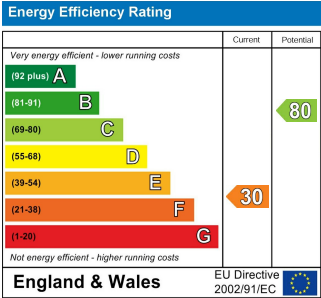
Services

Mains water, drainage and electricity.

Agents Note

Please be aware that this property is subject to a Section 157 restriction meaning that the Prospective purchaser needs to have lived or worked in Cornwall for a continuous period of at least 3 years immediately preceding their application to purchase.





Council Tax Band - A

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

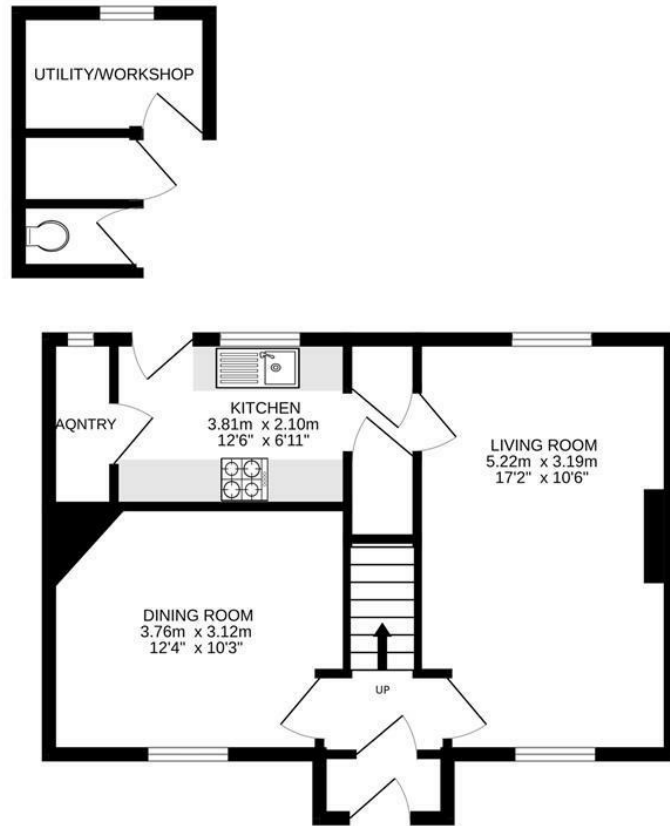
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

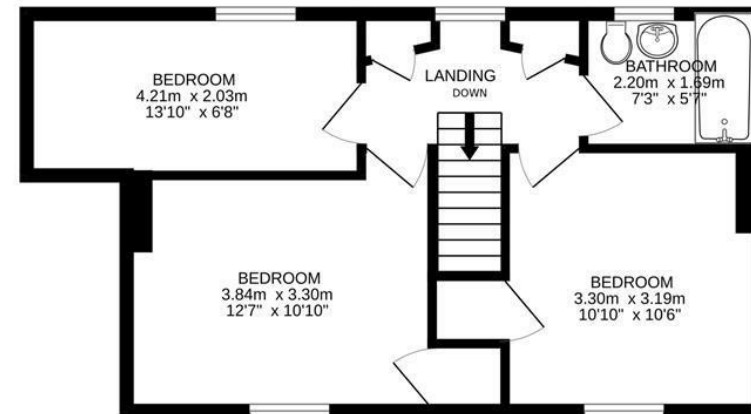
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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

