

Lang Lea and The Plot

Godolphin Cross, TR13 9RE





for identification purposes only. This is not an exact boundary plan



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This two bedroom bungalow, nestled at the end of a tranquil lane and surrounded by lush woodland. The setting offers a peaceful environment, perfect for those seeking a retreat from the hustle and bustle. While the bungalow requires updating throughout, it presents a fantastic opportunity for you to imprint your own personal style and design. Inside, you'll find a spacious kitchen/diner, a cozy living room, a family bathroom, and two generously sized double bedrooms.

What sets this property apart is its unique potential. Not only does it offer a large garden, but it also comes with the added bonus of having planning permission for a detached dwelling. Whether you choose to build an additional property or expand the garden space, the possibilities are endless.



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Guide Price- £395,000

Location

The property is situated in the village of Godolphin which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. 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 over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

- Entrance Hallway
- Living Room
- Kitchen/Diner
- Utility Room
- Sunroom
- Rear Porch
- Bedroom One
- Bathroom
- Bedroom Two

Outside

The outside area is an amazing space and provides a great opportunity to landscape the garden to maximise it's full potential.

Garage

with outward opening doors providing decent storage.

Parking

Gravelled driveway providing off road parking for several vehicles.

Services

Mains water, electricity, private drainage. Oil Fired Central Heating.

Council Tax Band-D

Agents Note One

Perspective purchasers should be aware that conditional planning permission has been granted on the Plot with the following reference number PA23/05398.

Agents Note Two

Our client has informed us that the property has right of access over the lane to the property. The maintenance of the lane is split between all the properties. South West Water have access over the lane for the Treatment Plant.

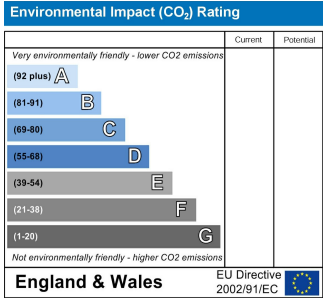
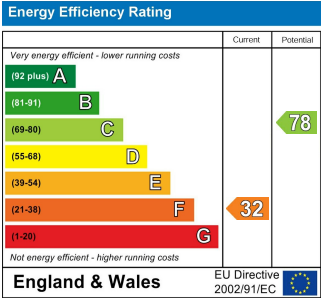
Agents Note Three

Our client has informed us that there is a public footpath over the shared lane.

Agents Note Four

The colour graded / black and white top down photograph of the plot is not an exact boundary plan and is for visual guidance only.





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

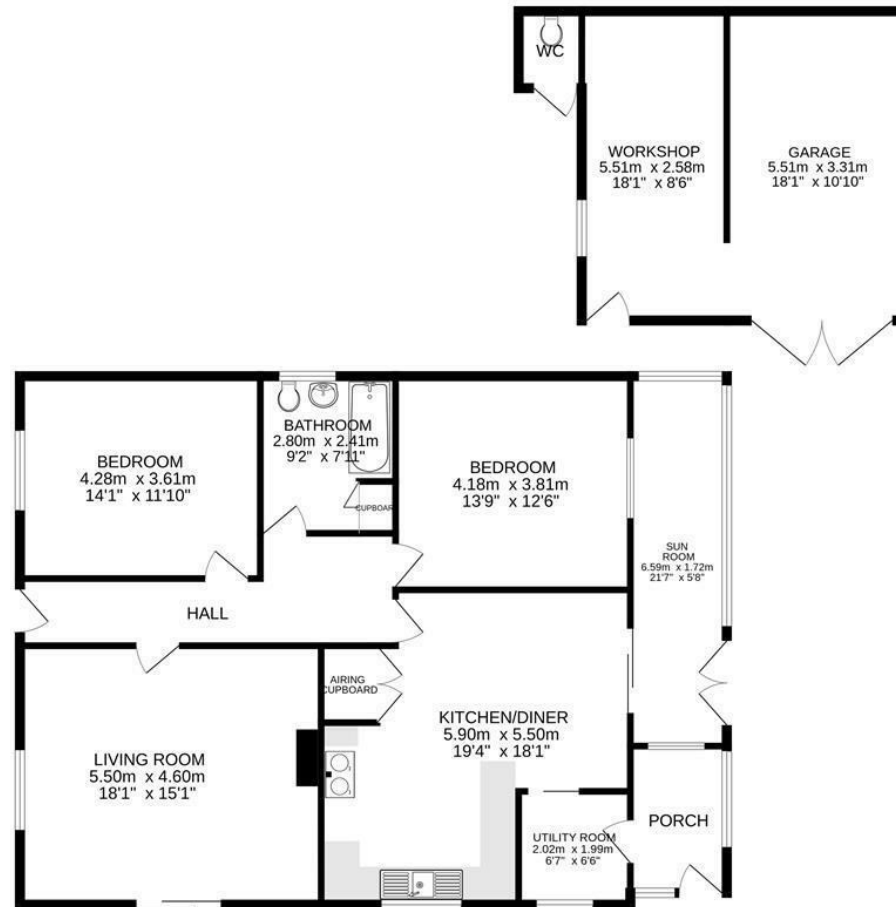
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///inches.hotel.violinist



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.

