

Treharris

Sithney, TR13 0RN







Treharris

Sithney, TR13 0RN

This three bedroom detached dormer bungalow offers a fantastic opportunity for modernisation, providing exceptional flexibility to suit your needs. The large lounge/diner offers a spacious living area, perfect for family gatherings or entertaining and the kitchen is generously sized, featuring ample storage and worktop space, making it ideal for transformation into your dream cooking space. A large, practical rear porch is perfect for storing muddy shoes and coats after a day spent in the garden while the downstairs bedroom adds convenience and future proofs the property, making it ideal for various living arrangements. Upstairs, you'll find two double bedrooms and a family bathroom, offering comfort and privacy. The property also boasts a versatile studio annexe that can serve as guest accommodation, a home office, or a creative space—adaptable to your lifestyle. The rear garden is a standout feature, with a paved patio area and a path leading to a private, enclosed lawn, perfect for outdoor activities and relaxation. To the front, a spacious driveway provides off-road parking for several vehicles, adding to the practicality of the home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price- £425,000

Location

Sithney is set amidst beautifully unspoilt countryside of open fields and surrounding woodland and is situated within a convenient distance of Helston, the popular fishing village Porthleven, Hayle, Camborne and Penzance. The village itself has a Church and Primary School, with wider variety of amenities available in the above mentioned towns and villages. There is a bus stop by the garage which provides easy access to Helston and is also on the local school bus run.

Accommodation

Entrance Hallway
Lounge/diner
Bedroom
Bedroom
Boot room

Stairs to landing
Bedroom
Bedroom
Bathroom

Studio Annexe

Garage

Garage with up and over door.

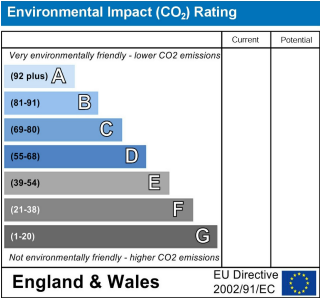
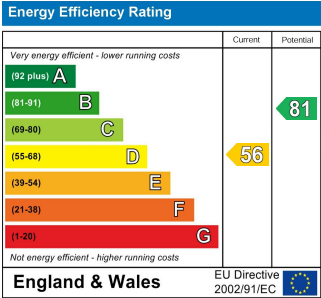
Parking

Parking for multiple vehicles in the driveway.

Outside

The rear garden features a spacious, well-maintained lawn, offering plenty of room for various activities. It's an ideal spot for children to play, hosting gatherings, or simply relaxing in the fresh air. The open space provides a versatile and inviting outdoor area for all to enjoy.





Services

Mains water and electric. Oil fired central heating. Private drainage.

Council Tax Band D**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

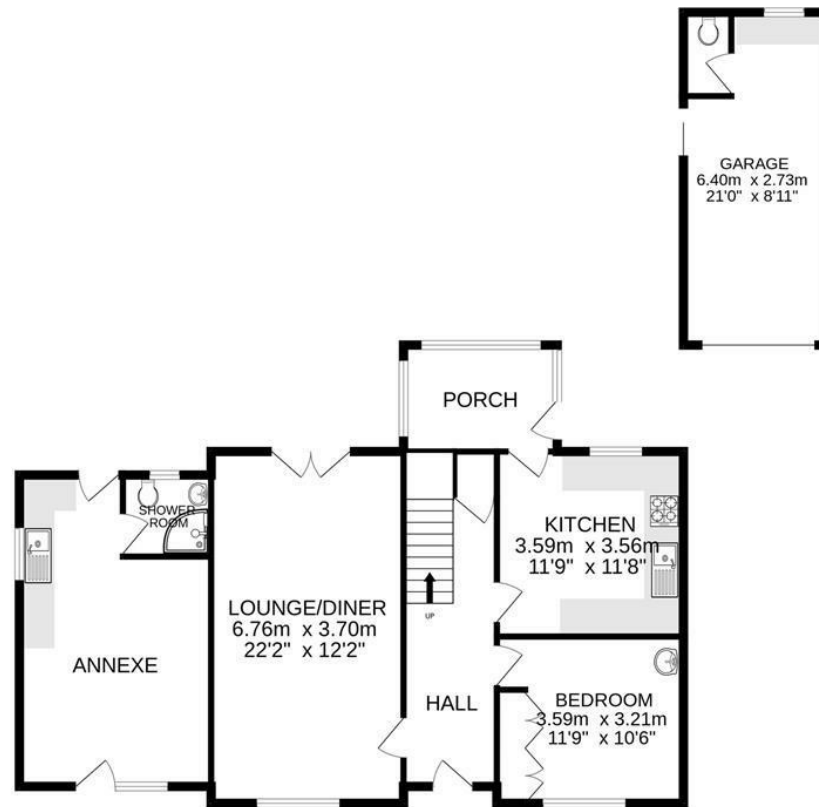
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

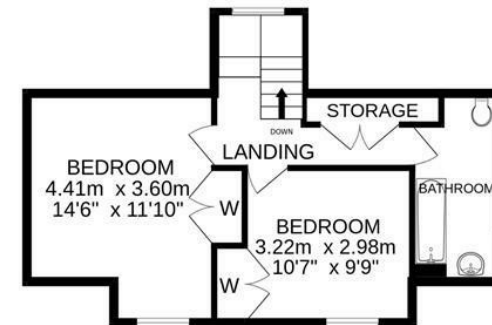
///spires.bandaged.tingled



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.
Made with Metropix ©2025

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.

