

Chybron Traboe

St Martin, Cornwall TR12 6EA







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This thoughtfully extended four bedroom semi-detached house offers an abundance of space and flexibility, making it the perfect family home. The ground floor features a downstairs bedroom and shower room, ideal for a dependent relative or growing children who need their own space. The large kitchen/diner is the heart of the home, providing plenty of storage and worktop space, making it perfect for family meals or entertaining. The snug offers a cozy additional living area, while the spacious living room is light and airy, creating a comfortable space for relaxing. Upstairs, you'll find well-proportioned bedrooms and a family bathroom, ensuring plenty of room for the whole family. Outside, the garden is a real highlight – a generous, mainly lawned area that's perfect for outdoor activities and enjoys plenty of sunshine throughout the day.

A modern outbuilding offers the ideal space for anyone working from home, or it could serve as additional living accommodation. Plus, there's the added bonus of separate storage to the side. With ample off road parking, guests or a growing family will never struggle to find a space.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price £399,400

Location

Nestled between St Martin and St Keverne, Traboe offers a peaceful countryside setting while still being conveniently close to local amenities and transport links. This charming location provides the perfect balance of rural serenity and accessibility, with stunning natural landscapes right on your doorstep, ideal for outdoor enthusiasts and nature lovers. St Keverne boasts a doctors surgery, butchers, Primary school and two Pubs while St Martin offers easy access to the Helford and the popular Gear Farm.

The property is just a short drive from the bustling market town of Helston, which offers a wide range of shops, schools, and services. Additionally, St Martin is well connected by road, providing easy access to nearby attractions such as the Lizard Peninsula, the UK's southernmost point, and other popular destinations along the Cornish coast.

Accommodation

- Entrance Hallway
- Bedroom Four
- Shower Room
- Utility Room
- Kitchen/Diner
- Snug
- Rear Porch
- Living Room

- Stairs to Landing
- Bedroom One
- Bedroom Two
- Family Bathroom
- Bedroom Three

Outside

This enclosed rear garden is a true sun trap, perfect for enjoying the outdoors in privacy. It backs onto peaceful fields, offering a serene and tranquil setting. The patio area is ideal for alfresco dining or relaxing in the sun, while the spacious lawn provides plenty of room for games and activities.

Outbuilding

The recently constructed outbuilding provides great flexibility and provides additional living accommodation or could be utilised as an office or gym. There is additional storage to the side perfect for bikes or outdoor furniture.

Parking

Graveled area providing off road parking for several vehicles

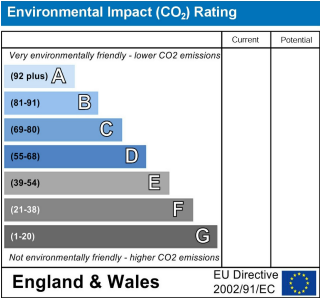
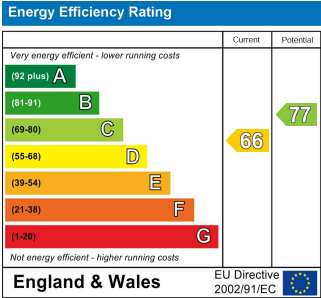
Services

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

157 Property

The property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.





Agents Note

Our client has informed us that the lane to front is shared with the neighboring property.

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

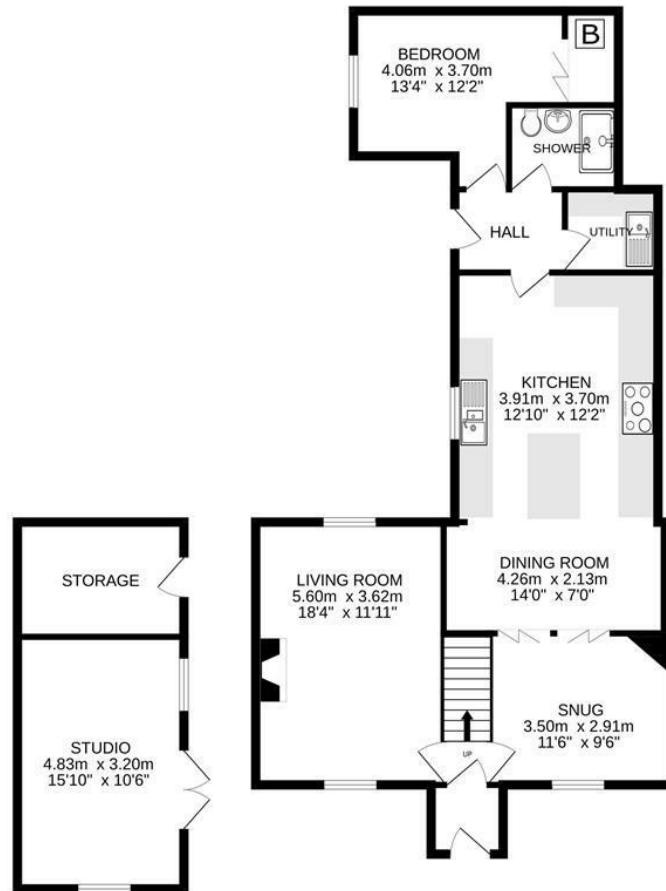
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

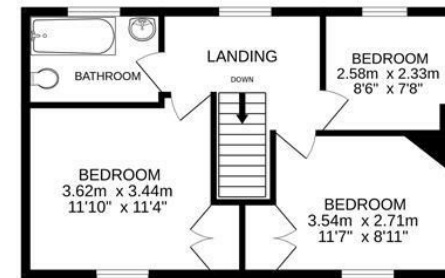
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GROUND FLOOR



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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