

# Pencarn Carnkie, TR13 0DZ



**MATHER**  
PARTNERSHIP









# Pencarn Carnkie, TR13 0DZ

Nestled in a picturesque village between Helston and Falmouth, this charming terraced house offers a delightful combination of rural tranquility and practical convenience. From the front elevation, enjoy beautiful views stretching out towards the countryside, providing a serene and idyllic setting. The property is perfectly positioned for Stithians Reservoir, a fantastic spot for leisurely walks and outdoor activities, and just a short drive from the village of Stithians for day-to-day amenities. Inside, the property features a welcoming porch leading into an inner hall. The sitting room, with its cozy wood burner, provides a warm and inviting space to relax. There is a separate dining room, ideal for entertaining or family meals, and a well fitted kitchen completing the ground floor layout. Upstairs, the first floor comprises a landing, three bedrooms, and a bathroom which includes a separate shower cubicle and ample storage, making it as practical as it is comfortable. Outside, the front of the property boasts an enclosed garden with a seating area, perfect for enjoying the views. There is also convenient parking. To the rear, there is a small courtyard alongside a garage and storage shed. Beyond the garage, a further garden awaits, complete with a charming stone outbuilding offering versatile storage options.

This delightful home is a rare opportunity for those seeking a peaceful lifestyle in a beautiful village location, complemented by well presented accommodation and thoughtful outdoor features.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price - £275,000**

**Location**

The Village of Carnkie is located approximately 8 miles from Helston and approximately 8 miles from the harbour town of Falmouth. The nearby 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.

**Accommodation**

Entrance Porch  
Inner Hallway  
Sitting Room  
Dining Room  
Kitchen  
First Floor Landing  
Bedroom One

Bedroom Two  
Bedroom Three  
Bathroom

**Garage**

At the rear and used for storage.

**Parking**

Parking is available at the front of the property.

**Outside**

This property boasts a charming front garden, which is laid to lawn and complemented by a raised seating area, perfect for enjoying the views. At the rear, the property offers excellent practical features, including a garage for storage and additional storage. There is a further garden area behind the garage which has a stone storage building. This combination of attractive outdoor spaces and functional storage makes the property both inviting and convenient.

**Services**

Mains water and electricity. Private drainage and oil heating.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Agents Note**

Our clients have advised that they have a right of way across the lane to the right hand side of the terrace (as you look from the road) to access the garage. There is also a right of way for the neighbouring properties, for access purposes, across the area between the garage and rear yard.

**Council Tax Band-B****What3Words**

///salmon.direction.strumming

**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.

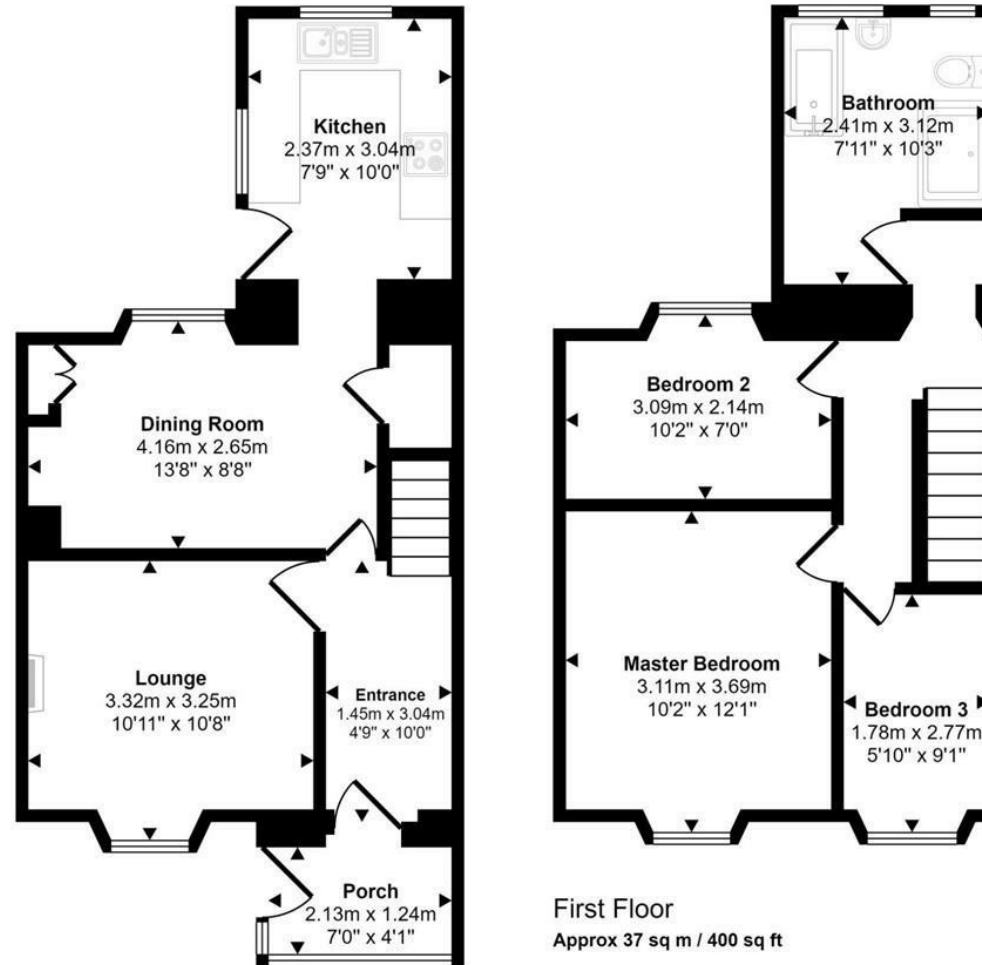
**Broadband & Mobile Phone Coverage**

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/>





Approx Gross Internal Area  
77 sq m / 831 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



