

Sanderling House, Orchard Lane, Helford, TR12 6LA







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Nestled in the picturesque setting of Orchard Lane, near Helford Village, this beautifully presented detached house offers a splendid opportunity for family living. With four spacious bedrooms and two inviting reception rooms, this home is designed to accommodate both relaxation and entertaining. The property boasts a well-appointed bathroom and ample parking for up to three vehicles, ensuring convenience for you and your guests. One of the standout features of this residence is its immaculate gardens, which provide a serene outdoor space to enjoy the natural beauty of the surrounding area. The property is situated in an incredibly sought-after position, just a stone's throw from the enchanting Helford River, where you can indulge in scenic walks and the tranquillity of the countryside. This spacious family home is sold with no onward chain, making it an ideal choice for those looking to move in without delay. With stunning river and countryside views, this property truly encapsulates the charm of rural living while being close to local amenities. Whether you are seeking a peaceful retreat or a vibrant family home, this delightful property is sure to impress. Don't miss the chance to make this exceptional house your new home.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide price - £750,000

Location

Orchard Lane in Helford, Cornwall is a picturesque and tranquil area known for its natural beauty and serene surroundings. This charming lane is lined with lush greenery and offers stunning views of the countryside. It's a perfect spot for nature lovers and those seeking a peaceful retreat. The nearby Helford River adds to the scenic charm, providing opportunities for boating and leisurely walks along the water.

Accommodation

Entrance hall
Sitting room
Reception/Drawing room
Kitchen dining room
Utility room
WC

Master bedroom

En-suite

Bedroom

Bedroom

Bedroom

Bathroom

Outside

The property benefits from beautifully presented gardens, situated on a plot of circa 1/4 of an acre. There are sweeping lawn areas complimented with mature trees and shrubs, as well as a range of flowers. The raised terrace provides a serene space to enjoy outdoor dining and to take in the surrounding countryside.

Parking

The property benefits from off road parking for several vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Services

Mains Water and electricity. Private drainage via septic tank. Oil fired central heating. Freehold tenure.

Council Tax Band- Small Business Rates

What3Words

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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.

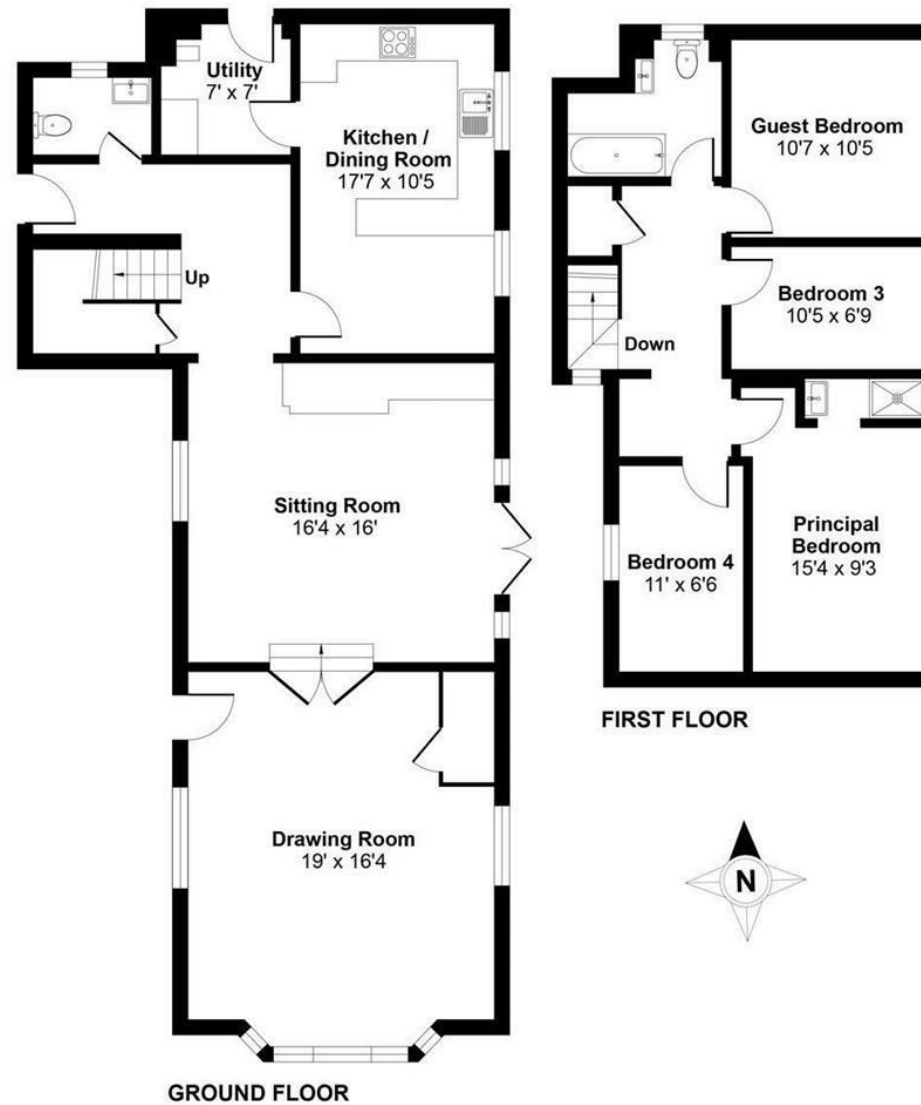
Broadband & Mobile Phone Coverage

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/>



Approximate Area = 1604 sq ft / 149 sq m

For identification only - Not to scale



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.

