

Lang Lea

Godolphin Cross, TR13 9RE



MATHER
PARTNERSHIP



Lang Lea

Godolphin Cross, TR13 9RE



Nestled at the end of a lane and surrounded by trees, this two bedroom detached bungalow offers a unique opportunity for those seeking a peaceful retreat within walking distance to the esteemed Godolphin Estate and Primary School. While the property requires updating, it presents the perfect canvas for you to unleash your personal style and create your dream home. The interior layout includes a sociable kitchen/diner, perfect for hosting family meals or casual get togethers. Adjacent to the kitchen, a practical utility room provides additional storage space, ensuring a clutter free living environment. The living room is a bright and inviting space, featuring patio doors that seamlessly blend indoor and outdoor living. The doors open out onto a generously sized garden, inviting a flood of natural light into the home and offering easy access to the outdoors. A charming feature fireplace adds a touch of character and warmth to the room. The bungalow comprises two well-proportioned bedrooms and a family bathroom, providing comfortable accommodation. Outside, the property boasts a spacious garden, a blank canvas for gardening enthusiasts to transform into a stunning outdoor haven. Surrounded by scenic views, it's the perfect spot to unwind and enjoy the beauty of nature.



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

OFFERS IN EXCESS £375,000

Location

Nestled within the beautiful Cornish countryside and surrounded by farmland, woods and a National Trust Estate 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 garden is a blank canvas and is mainly laid to lawn providing a great setting to enjoy outdoor activities.

Parking

Gravelled driveway providing off road parking for several vehicles.

Garage

with outward opening doors providing decent storage.

Services

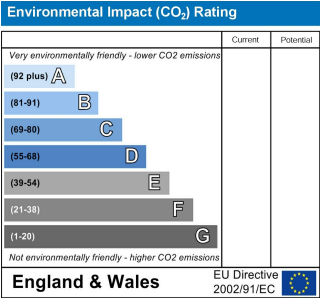
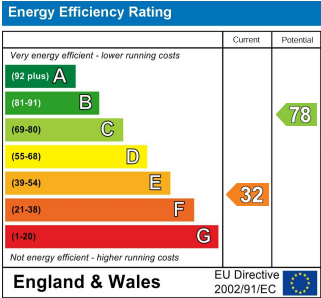
Mains water, electricity, private drainage. Oil Fired Central Heating.

Council Tax Band-D

Agents Note One

Perspective purchasers should be aware that conditional planning permission has been granted on nearby site 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.

Agents Note Three

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

Agents Note Four

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

Broadband and 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/>

Anti Money Laundering Regulations - Purchasers

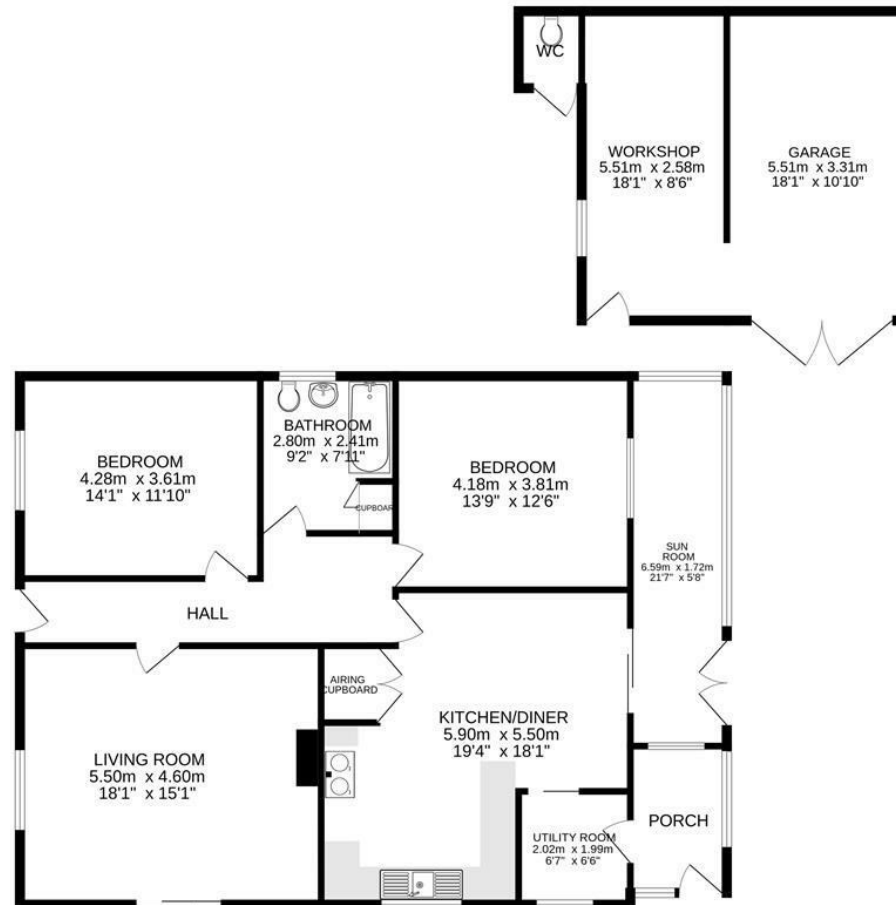
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

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.



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.
Made with Metropix ©2024

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.

