

# 1 Merthyr Vean Sithney, TR13 0AE











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Situated in a rural position in Sithney, this charming semi-detached cottage offers a delightful blend of character and comfort. With three well-proportioned bedrooms and two bathrooms, this property is well proportioned and offers good size accommodation throughout. The cottage affords good-sized gardens and creates an ideal space for outdoor activities, gardening, or simply enjoying the fresh air while taking in the stunning countryside views that surround the property. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle. This home is not just a place to live; it is a lifestyle choice, offering the perfect setting for those who appreciate the beauty of nature and the charm of rural living. If you are looking for a character property that combines comfort with scenic beauty, this cottage is a must-see. Embrace the opportunity to make this delightful home your own and enjoy all that the countryside has to offer.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Guide price - £325,000**

Entrance hall  
Dining room  
Living room  
Kitchen  
Sun room  
Shower room  
Bedroom  
Bedroom  
Bedroom  
Bathroom

**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****Outside**

The front garden is chiefly laid to lawn with well established Cornish stone walling and hedging to the boundaries. There is a garden shed and outdoor storage. A footpath laid to loose stone meanders through to the front door. The outside space to the rear is chiefly laid to tarmac and provides off road parking. There is also an outbuilding providing useful storage space.

**Parking**

The property benefits from off road parking to both front and rear elevations. To the front elevation there is off road parking for up to two vehicles which then provides access to the front garden. To the rear elevation the property affords off road parking for a vehicle.

**Services**

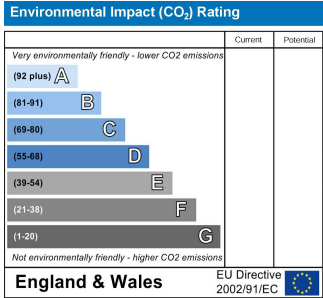
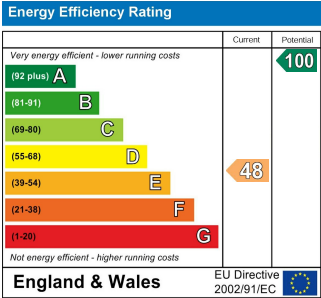
Mains water and electricity. Private drainage. Freehold tenure.

**Rights of Way**

The neighbouring property has a right of way across the driveway for No.1 to gain access onto the road.









**Solar Panels**

The property benefits from solar panels to the main roof. Our client has informed us these are owned by the property.

**Council Tax Band- C****What3Words**

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**Anti Money Laundering Regulations – Purchasers**

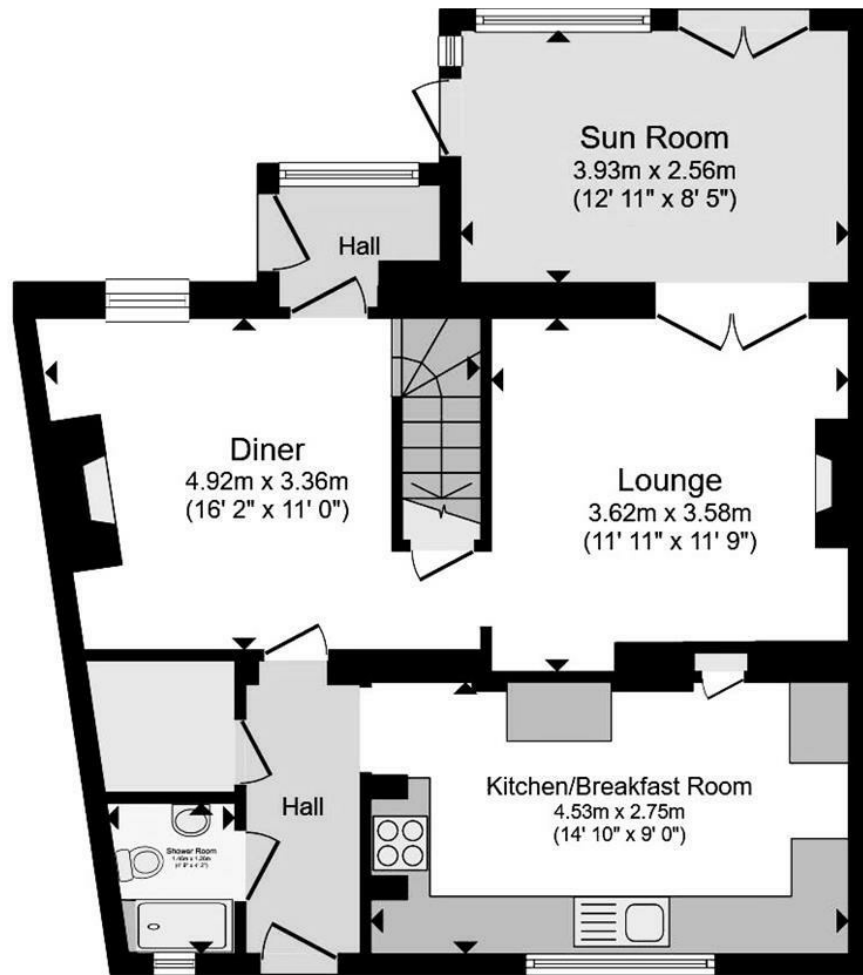
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

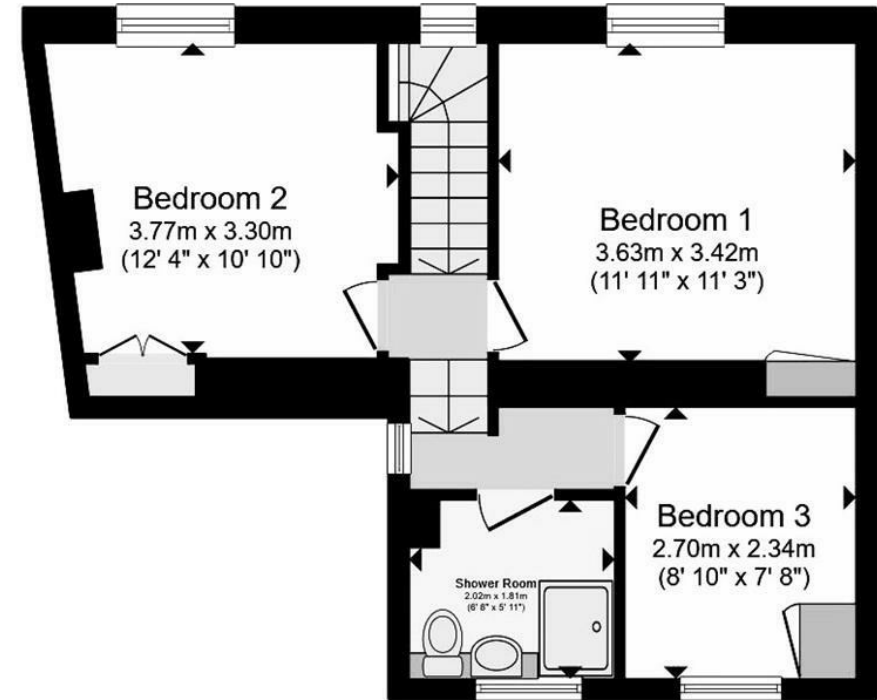
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.







**Ground Floor**



**First Floor**

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.



