

Pencair, Higher Road Breage, TR13 9PL







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This delightful three bedroom detached bungalow beautifully blends character and charm with a modern, contemporary style. Nestled in the heart of the highly sought after village of Breage, the property enjoys a prime location and offers an impressive amount of well proportioned living space, ideal for comfortable family living or entertaining guests. An inner hallway that leads to a spacious lounge/dining room—perfect for relaxing or hosting gatherings. One of the standout features of the home is the stunning 'live-in' kitchen/diner. The ground floor also comprises three generously size bedrooms, all thoughtfully presented, along with a stylish and well appointed family bathroom suite. Upstairs, the property continues to impress with two additional versatile rooms - ideal for use as guest bedrooms, home offices, or hobby spaces. There is also a convenient WC, adding to the home's practicality. Externally, the property offers parking for two vehicles and a well maintained rear garden, which is both spacious and enclosed providing a safe and private area for children or pets to enjoy. The garden is perfect for outdoor dining, or simply relaxing. A useful workshop is located at the rear of the garden, providing additional storage or space for DIY projects. This charming bungalow truly has something for everyone and is sure to appeal to those seeking a comfortable and characterful family home in a picturesque village setting. Early viewing is highly recommended.



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Guide Price - £508,600

Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

Accommodation

Entrance Hallway
Lounge/Dining Room
Kitchen/Breakfast Room

Family Bathroom
Bedroom One
Bedroom Two
Bedroom Three
First Floor Room One
First Floor Room Two
WC

Parking

For two vehicles at the rear.

Outside

The property is approached through a charming front garden, neatly laid to lawn and complemented by a pathway leading to the front door, adding to the home's attractive kerb appeal. To the rear, you'll find a spacious and fully enclosed garden, thoughtfully designed with a combination of lawn and patio areas—ideal for outdoor dining, relaxation, or family activities. A practical workshop and shed sits in the garden, offering excellent storage or potential for a hobby space.





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		
		76
	47	
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. Sewerage Treatment Plant. Oil central heating.

Council Tax Band- D**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

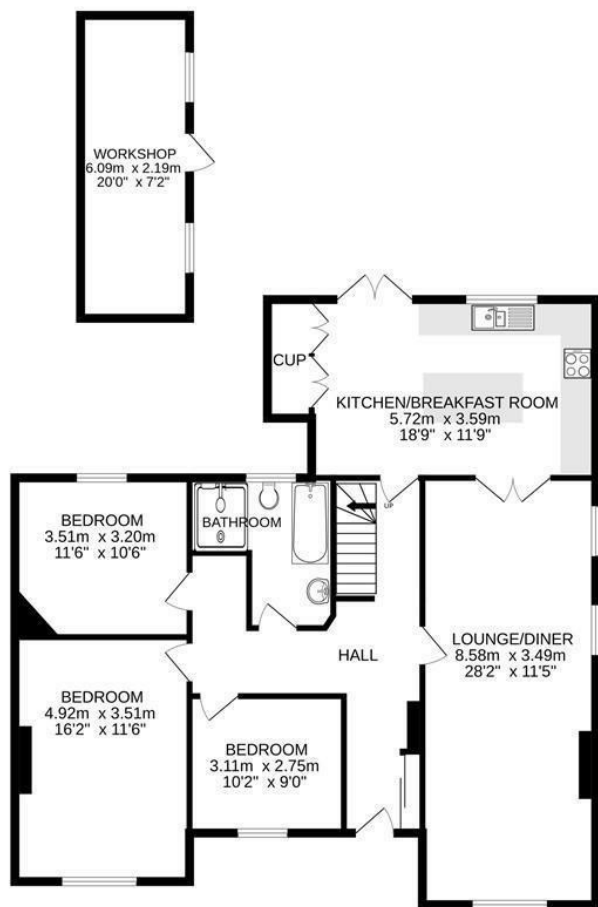
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

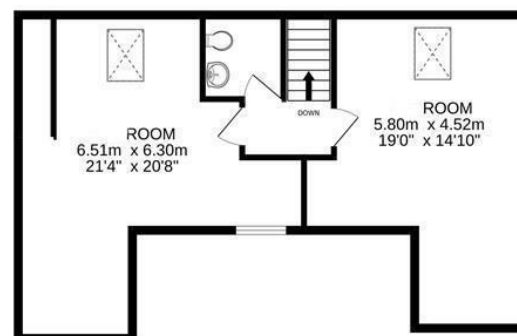
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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