

Meadow Lodge, Higher Road Breage, TR13 9PL



MATHER
PARTNERSHIP



Meadow Lodge, Higher Road Breage, TR13 9PL

Nestled in a hugely popular village boasting a local shop, post office, and a well-regarded primary school, this impressive five bedroom detached residence offers luxury living with exceptional attention to detail throughout. Finished to a high standard, the home features a spacious and beautifully landscaped garden, complemented by a superb patio area—perfect for entertaining or relaxing outdoors. Ample parking is available which is ideal for families and visitors. Inside, the property showcases an amazing open-plan kitchen, dining, and snug area, complete with three integrated ovens, a built in wine cooler, coffee machine, and a state-of-the-art tap providing hot, cold, and sparkling water on demand. Sleek automatic blinds and ambient LED lighting enhance the contemporary aesthetic throughout. The ground floor offers a stylish lounge with an electric fire, a convenient cloakroom, a bedroom with an en-suite and a versatile study or fifth bedroom, ideal for home working or guests. Upstairs, a spacious landing leads to three generously size bedrooms, including two suites, and a modern family bathroom. This outstanding home combines practical family living with premium finishes, all set in a welcoming and vibrant community.



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Guide Price - £809,900

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
Open plan kitchen/dining room & snug
Bedroom/Study
Bedroom with En-Suite
Living Room
Cloakroom
Landing
Master Bedroom with En-suite
Bedroom
Bedroom
Family Bathroom

Parking

Ample parking at front and at the rear.

Outside

At the rear is an impressive large patio with steps leading up to an excellent size lawned garden. There are two useful sheds at the far end.

Potential Garden Studio

Our client has obtained planning permission for a garden studio. Plans can be viewed on the Cornwall Council Planning website under decision number PA24/01801

Planning Permission

We have been advised that the field next door has planning for one dwelling. Information can be viewed on the Cornwall Council Planning website under decision number PA24/09508

Rights of Way

Our clients have informed us that they own the lane leading to the property and Pencair & Chapel House have a vehicular right of way to their properties and The Old Chapel has pedestrian right of way.

New Build Guarantee

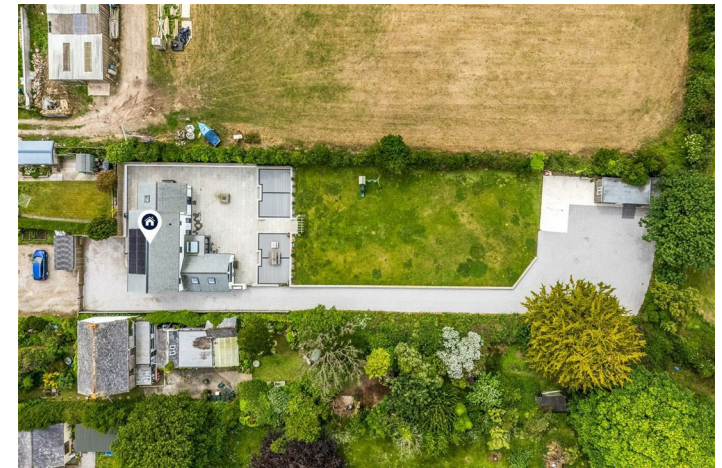
Our clients have advised that the property will be sold with the remainder of an Architects Certificate.

Services

Mains water and electricity. Sewerage treatment plant.

Solar Panels

Our clients have advised that the solar panels are owned.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	98
(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	

Council Tax Band- E

What3Words

///umbrellas.devotion.bookshelf

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

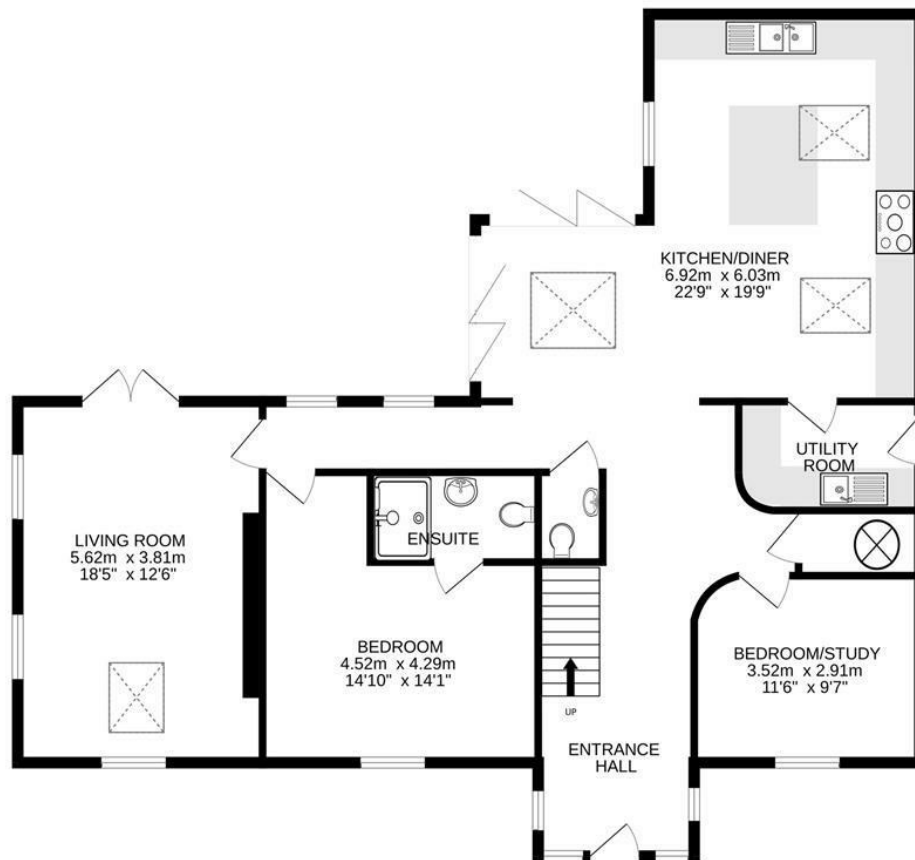
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

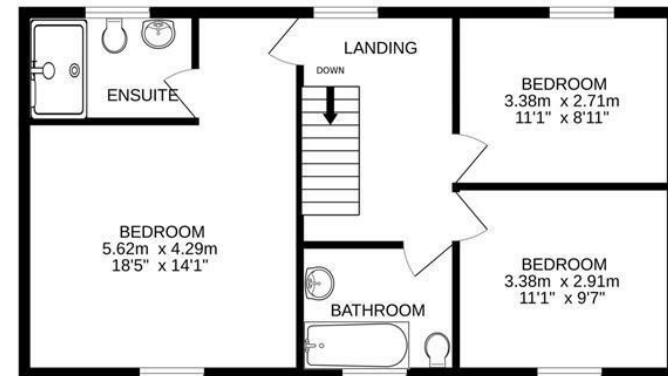
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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.

