

2 Millbrook Cottages

Lowertown, TR13 0BZ



MATHER
PARTNERSHIP





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Tucked away in a peaceful countryside setting, this charming two-bedroom semi-detached cottage offers a wonderful blend of rustic character and relaxed living. Surrounded by nature, it provides a tranquil retreat while still offering the comforts of home.

Inside, the light and airy living room is the perfect place to unwind, with a cosy atmosphere ideal for relaxing evenings. The kitchen/diner forms the heart of the home, offering a sociable space for cooking and dining, and flows seamlessly into the conservatory—an ideal spot for entertaining or simply enjoying the surrounding views.

Upstairs, there are two well-proportioned double bedrooms along with a family bathroom, offering comfortable accommodation for residents and guests alike.

Outside, a small lawned area features a rustic hot tub—perfect for soaking up the scenery and unwinding in peace. Beyond the attached workshop, steps lead to a beautifully tiered garden, culminating in a raised seating area that provides a stunning vantage point to sit back and enjoy the sunset.



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Guide Price £310,000

Location

Lowertown is an extremely popular hamlet which is situated on the outskirts of Helston. Surrounded by trees and set down in the valley it has some great walks and wildlife to explore. The River Cober runs through the valley and leads to the market town of Helston. Helston is in walking distance or a short drive away which boasts three supermarkets, sports centre, public houses, cinema, shops and the popular boating lake. Helston is famous for the popular Flora Day which occurs in May when people dance through the streets to celebrate the end of winter! There are wealth of primary schools and a secondary school with sixth form. The popular town of Falmouth is twelve miles away and the Cathedral City of Truro is a further eleven miles away. Access to the A30 is approximately ten miles away in Redruth where a mainland railway is situated. The closest beach is found in Porthleven which hosts popular restaurants and shops. The Lizard Peninsula is a short drive away which is an area of outstanding natural beauty with lots of beaches/coves and walks.

Accommodation

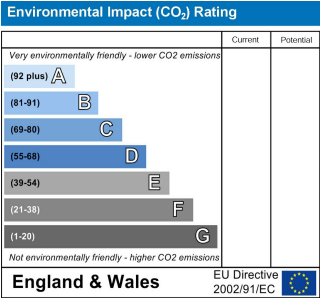
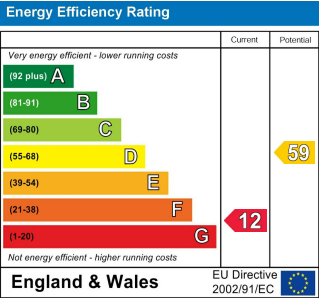
Entrance Porch
Hallway

Living Room
Kitchen/Diner
Conservatory
Stairs to Landing
Bedroom One
Bathroom
Bedroom Two

Outside

The garden has been thoughtfully arranged over multiple levels to make the most of the stunning countryside views. Step out onto the lower level, where mature shrubs create a sense of privacy and a small lawn offers a peaceful green space. A winding path leads to a rustic hot tub, an ideal spot to relax and soak in the surroundings. From here, steps take you up to the top tier, where a patio area provides the perfect setting for a quiet morning coffee or evening drink while enjoying the breathtaking views across the countryside.





Workshop

Providing a fantastic amount of storage and creates an amazing opportunity for anyone that enjoys doing DIY jobs at home with electric and water connected.

Services

Mains water, electricity and shared sewerage treatment plant.

Rights of Way

Our clients have informed us that the pathway to the property is shared access with the neighboring property.

Council Tax Band- B**What3Words**

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Anti Money Laundering Regulations – Purchasers

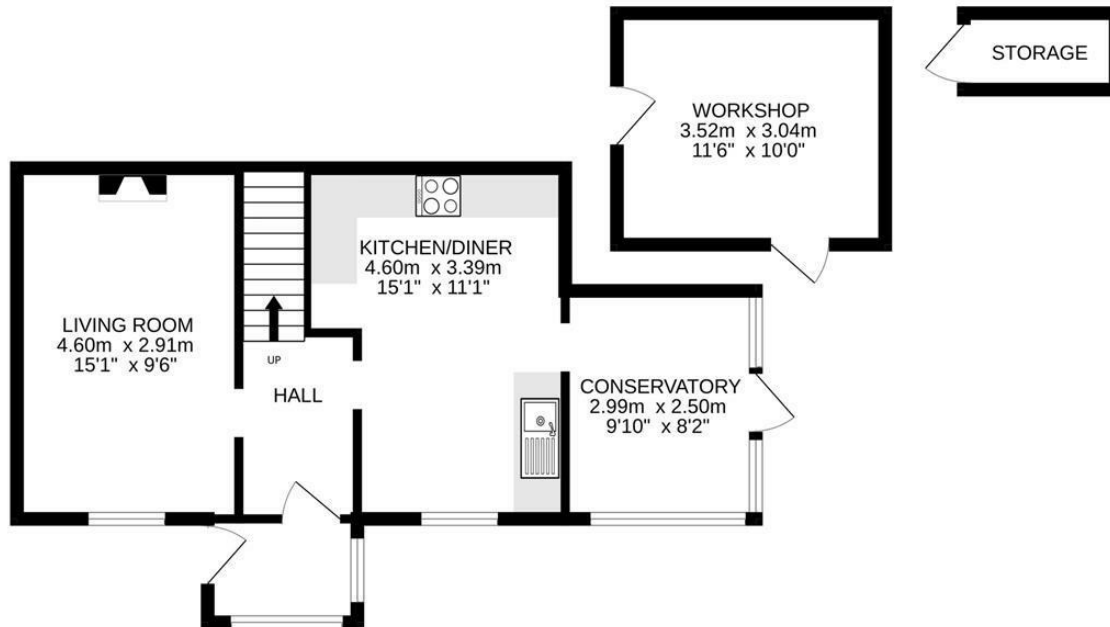
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

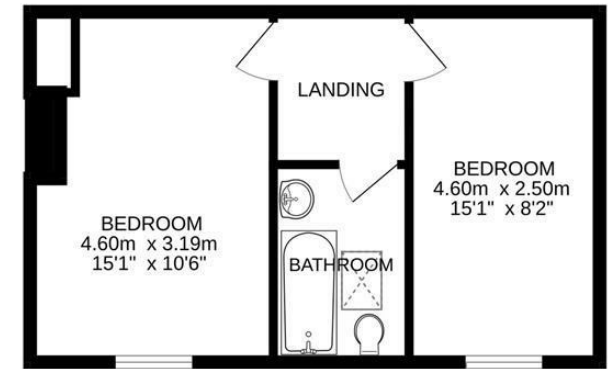
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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