

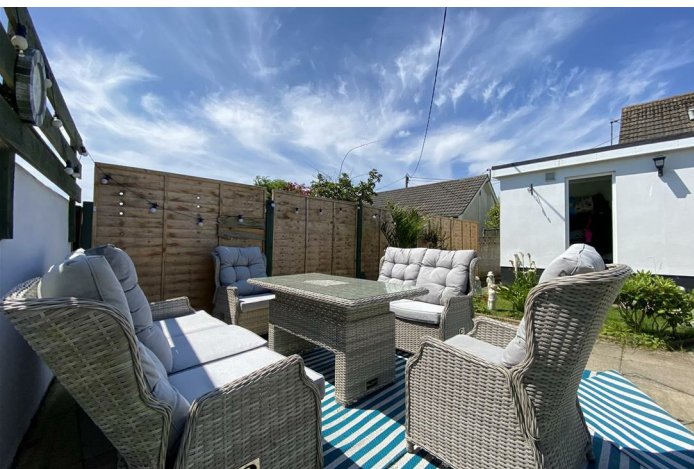
# Five Ways Nancegollan Helston, TR13 0AP











# Five Ways Nancegollan Helston, TR13 0AP

Nestled in a village location, this four-bedroom dormer bungalow offers the perfect blend of rural charm and modern convenience. With a generous wrap-around garden, there's plenty of outdoor space to relax, entertain, or indulge your green fingers.

Inside, the property provides versatile living with spacious rooms ideal for family life or downsizing in comfort. Two off-road parking spaces add practicality along with a garage, while amenities are just a short distance away, giving you the best of both worlds: countryside tranquility and everyday convenience.

A rare opportunity to enjoy village living without compromising on accessibility.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £375,000**

**Location**

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praze An Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

**Accommodation**

Kitchen  
Utility room

Dining Room/Bedroom

Dining Room

Living Room

Bedroom

Conservatory

Family Bathroom

Bedroom

Bedroom

En Suite

**Garage**

The Garage is a good space for a workshop/Storage Area

**Parking**

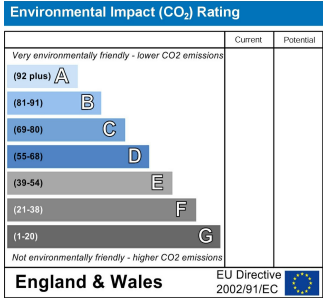
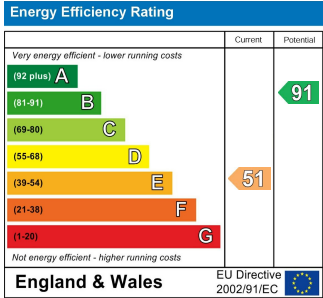
Parking for 2 cars off road

**Outside**

A gardener's paradise, this blank canvas is ready for someone to put thier own stamp on it. The garden wraps around the property, offering the perfect spot to enjoy sunny days









**Servies**

Mains Water, Gas, Electricity and Private Drainage

**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**

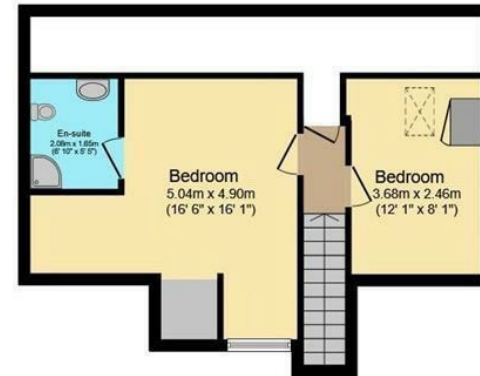
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



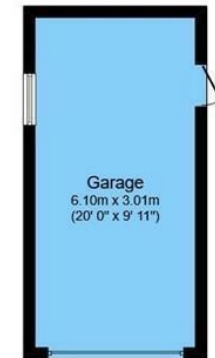




**Ground Floor**



**First Floor**



**Garage**

Total floor area 162.8 sq.m. (1,752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)

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