



Halcot
Porkellis, TR13 0LB







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Nestled in the picturesque village of Porkellis, this charming three-bedroom semi-detached cottage presents a delightful opportunity for those seeking a tranquil lifestyle with convenient access to the market town of Helston. The property boasts a spacious south-facing rear garden, which offers stunning views over the neighbouring fields and the beautiful countryside beyond, making it an ideal space for relaxation and outdoor activities.

Upon entering the cottage, one is greeted by a welcoming kitchen dining room that flows seamlessly into the living room, creating a warm and inviting atmosphere perfect for family gatherings or entertaining guests. The property also features two well-appointed bathrooms, ensuring comfort and convenience for all residents.

Additionally, the integral garage provides easy access to the rear garden, enhancing the practicality of this lovely home. With its blend of character and modern living, this cottage is a perfect retreat for families or individuals looking to enjoy the charm of village life while remaining close to the amenities of Helston. This property truly embodies the essence of rural living, making it a must-see for prospective buyers or renters.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £390,000

Location

The Village of Porkellis is located five miles north east of Helston and approximately 8 miles from the harbour town of Falmouth. The village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

Accommodation

Entrance
Kitchen Dining Room
Living Room
Wet Room with underfloor heating
Three bedrooms
Family bathroom

Garage

The garage is integral to the property and is accessed via a sliding door. The garage is open to the rear, opening out onto the rear garden.

Parking

To the front of the property is off road parking for 2 cars.

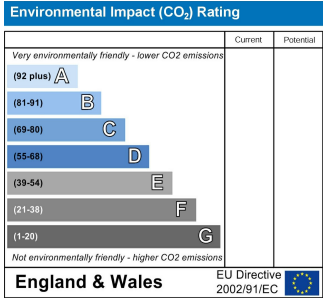
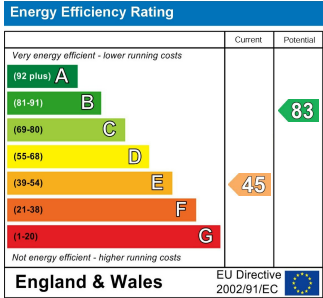
Outside

The rear garden is a real feature of the home, enclosed to all sides and is bordered to the rear by fields and offering some lovely countryside views. The garden offers a gravelled and granite patio area which leads around to the garden shed. With a lawn area bordered by a profusion of specimen shrubs and plants. To the rear of the garden is a further gravelled seating area creating the ideal sunbathing or Alfresco dining area.

Services

Mains Water, Electric and Septic tank drainage





Council Tax Band- B

What3Words

///guides.screeches.switch

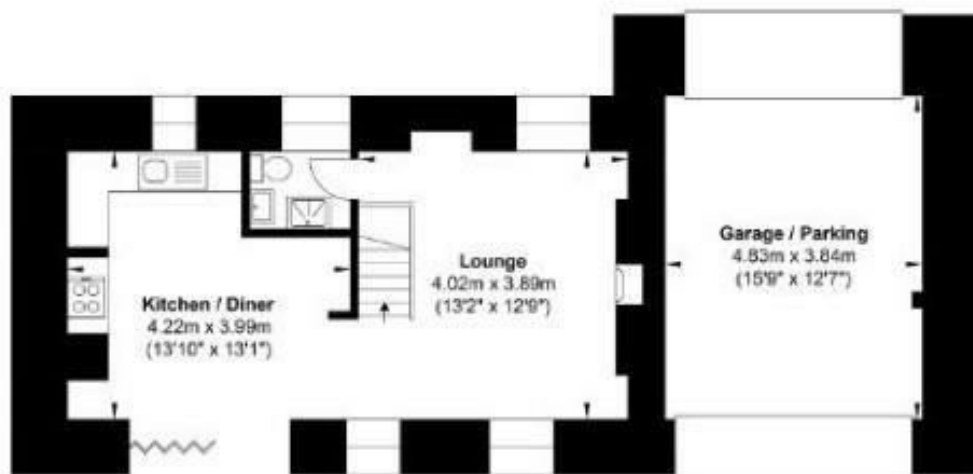
Anti Money Laundering Regulations – Purchasers

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.

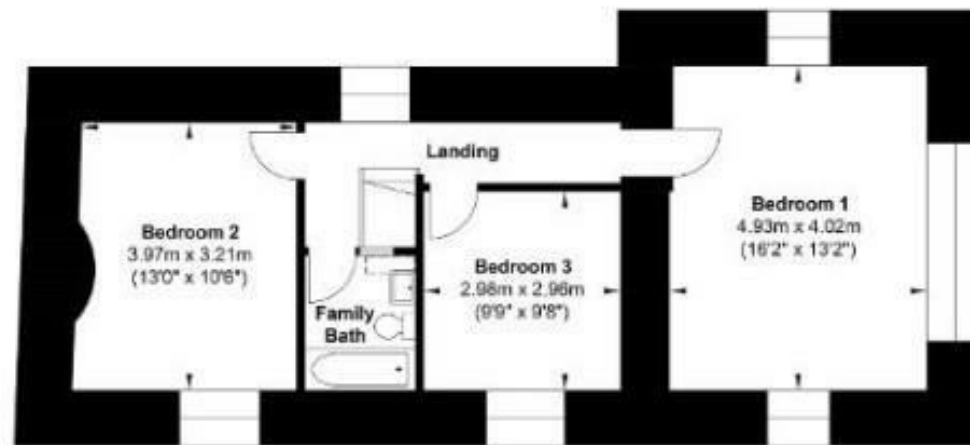
Proof of Finances

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.



HALCOT

