

Pellor Barn Pellor Road Breage, TR13 9QL







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Located in a highly sought-after area, this charming one bedroom property, currently used as a successful holiday let, is ideal for first time buyers, downsizers, investment buyers or those looking for a peaceful retreat. The home features a bright and airy open plan space that combines the lounge, dining area, and kitchen, perfect for modern, low maintenance living.



The property enjoys level gardens to both the front and side, offering plenty of space, outdoor dining, or simply relaxing in the sunshine. These easily maintained outdoor spaces are ideal for enjoying a quiet lifestyle in a great setting.

Further benefits include two parking spaces within the gravelled area, providing convenient and private off road parking.

Set in a fantastic location with access to local amenities and countryside walks nearby, this well-presented home offers a rare opportunity to enjoy village style living with modern comforts.



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Guide Price £299,950

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

Lounge/Kitchen/Diner

Upstairs to
Bedroom
Family Bathroom

Parking

There will be two allocated car parking spaces within the shared graveled area.

Outside

There is a level garden to the front and side of the property, providing a spacious and versatile area. This outdoor area offers plenty of potential for landscaping, whether you wish to create a vibrant flower garden, a relaxing seating area, or a safe play space for children. With its flat terrain, it's easy to maintain and perfect for putting your own personal stamp on the property's exterior.

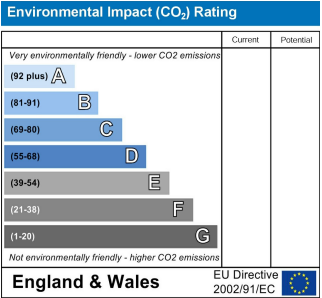
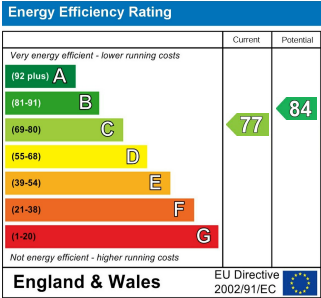
Services

Mains water, electricity and shared septic tank.

Agents Note

There is a right of way from the shared courtyard to the property.





Council Tax Band - Exempt

What3Words

///whizzing.likely.cornering

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

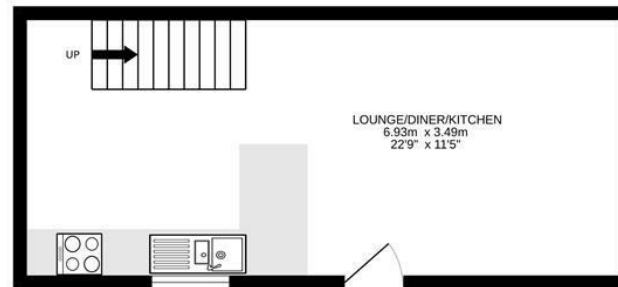
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

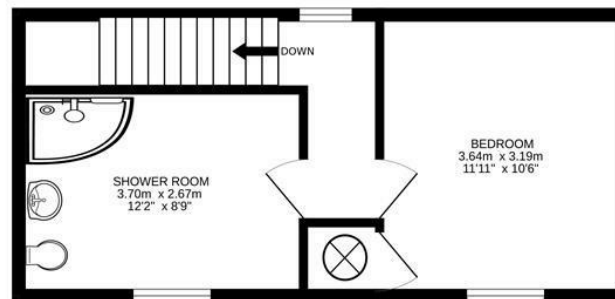
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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