

Pellor Cottage Pellor Road

Breage, TR13 9QL







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Nestled in a sought after village setting, this well-proportioned 3 bedroom property offers the perfect blend of comfortable family living and practical functionality. Boasting a dedicated dining room, a cozy lounge, and kitchen, this home provides ample space for everyday life as well as entertaining friends and family.

The property benefits from a level garden to the front, a versatile outdoor space ideal for gardening enthusiasts, relaxing afternoons, or lively social gatherings. Its manageable size makes it easy to maintain while offering plenty of potential to create your own personal haven.

There are two convenient parking spaces within the gravelled area, ensuring a hassle-free parking for residents and visitors alike.

Situated in a vibrant village community, this home is perfectly placed to enjoy local amenities, scenic walks, and a welcoming atmosphere. Whether you're a growing family or looking for a spacious and well located property with outdoor and parking conveniences, this home is ready to welcome you.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £450,000

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

Kitchen
Lounge
Dining Room

Upstairs to
Bedroom
Bedroom
Bedroom
Family Bathroom

Parking

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

Outside

To the front of the property, you'll find a generous garden space that is perfect for those looking to create something truly their own. Whether you envision a landscaped haven, a vibrant flower bed, or a low-maintenance outdoor area, this space offers plenty of potential to put your own stamp on it and make it uniquely yours.

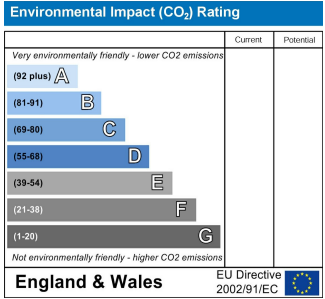
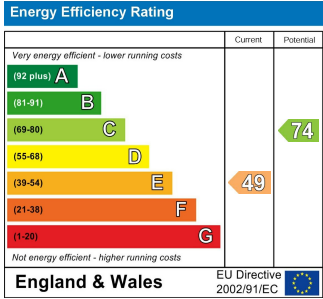
Services

Mains water, electricity, shared septic tank, and oil-fired central heating.

Rights of Way

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





Agents Note

The property benefits from an easement over Ivy Cottage to allow for the maintenance and refilling of the oil tank and boiler.

Council Tax Band c**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

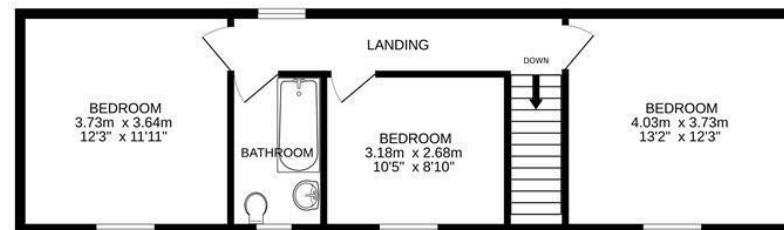
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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