



1 Trygher, Forth Vean
Godolphin Cross, TR13 9FQ







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This quality brand new detached home offers contemporary living in a sought after village location, built to a high standard by reputable local developers. The property features a spacious brick paved driveway providing parking for three to four vehicles, an integral garage, and a neatly lawned rear and side garden, perfect for relaxing or entertaining outdoors. Environmentally conscious buyers will also appreciate the inclusion of solar panels for improved energy efficiency. Inside, the ground floor is designed with modern open plan living in mind. The light and airy lounge, kitchen, and dining area flow seamlessly together, creating the ideal social space for family life. A welcoming hallway and cloakroom complete the ground floor, which benefits from underfloor heating throughout. Upstairs, the first floor offers a stylish family bathroom and three bedrooms with the master having an en-suite shower room. From the first floor rear elevation, views across farmland towards Tregonning Hill can be enjoyed. The property is being sold with a 10-year Architect's Certificate.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Guide Price - £465,000

Location

The property is situated within the village of Godolphin Cross which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

Entrance Hallway
Cloakroom
Open Plan Lounge/Kitchen & Dining Room
First Floor Landing
Bedroom One with En-Suite
Bedroom Two
Bedroom Three
Bathroom

Garage

With electric door. Rear Pedestrian door into garden and door into the open plan space. Power and light connected.

Parking

Parking for 3-4 cars on the brick paved driveway.

Outside

To the rear and side there is a lawned garden. The property backs onto farmland.

Services

Mains electricity and water. Sewerage treatment plan. Air source heating.

Agents Note

Prospective purchasers should be aware that our client is related to a member of staff within The Mather Partnership.

Service Charges

Our clients have advised that there is an annual charge which is currently £100. This covers the maintenance of the private access road and public liability insurance.

New Build Guarantee

Our clients have advised that the property will be sold with a 10 year Architects Certificate.

Solar Panels

Our clients have advised that the solar panels are owned.

Planning Information

There are 3 other properties which will be built within the development. Our clients have also applied for planning permission for a further 2-6 dwellings. Information can be found on the Cornwall Council Planning Website under reference number PA25/04718





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Specification

Electric charging point
Thin Coat 1.2 silicone render
Grant under floor heating on the ground floor
Kamdean flooring & carpets
Induction Hob
Resin worktops
Oak doors & sills
Ingegrated Indesit dishwasher
Plumbing for fridge/freezer
2 Hotpoint ovens. 1 with Air Fryer, Steamer & Pizza Oven functions

Floorplans

These are for identification purposes.

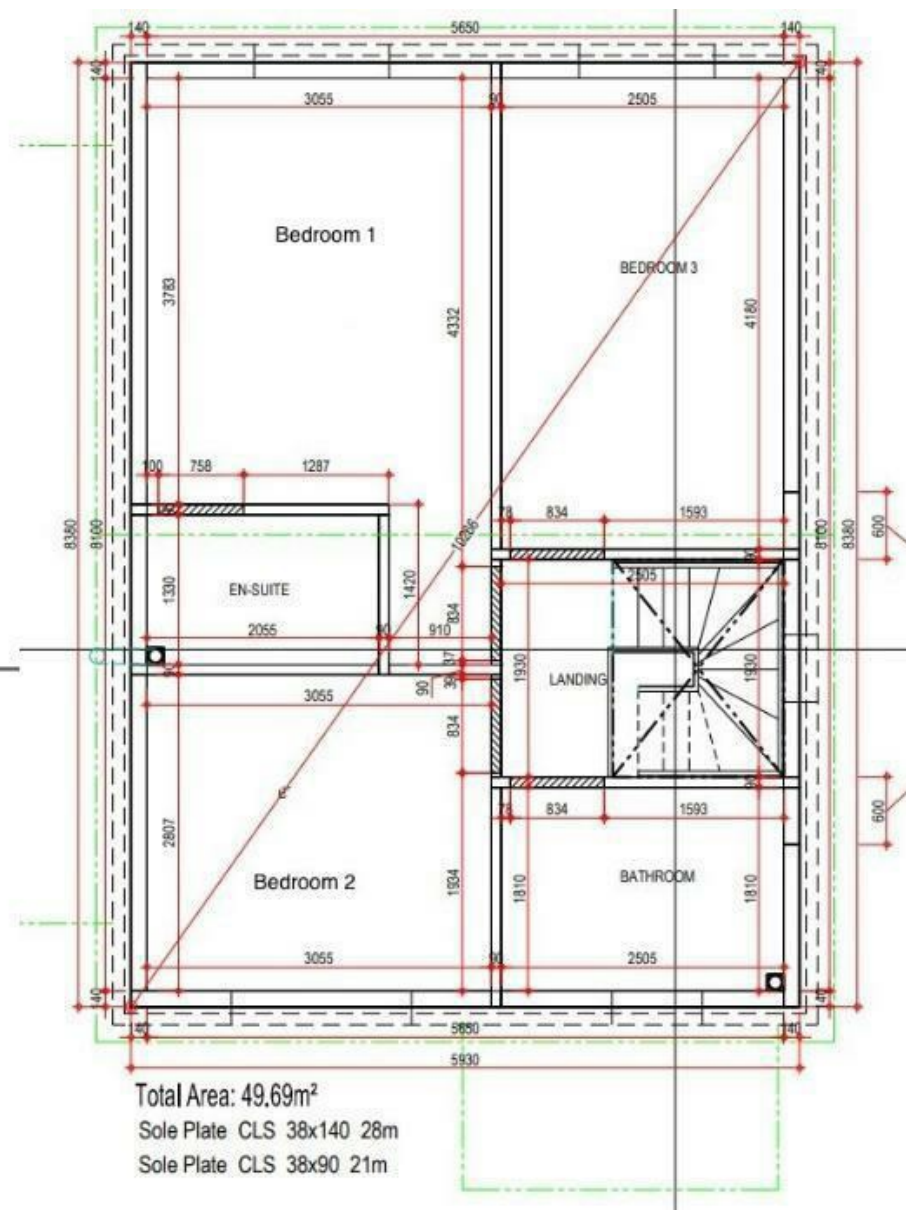
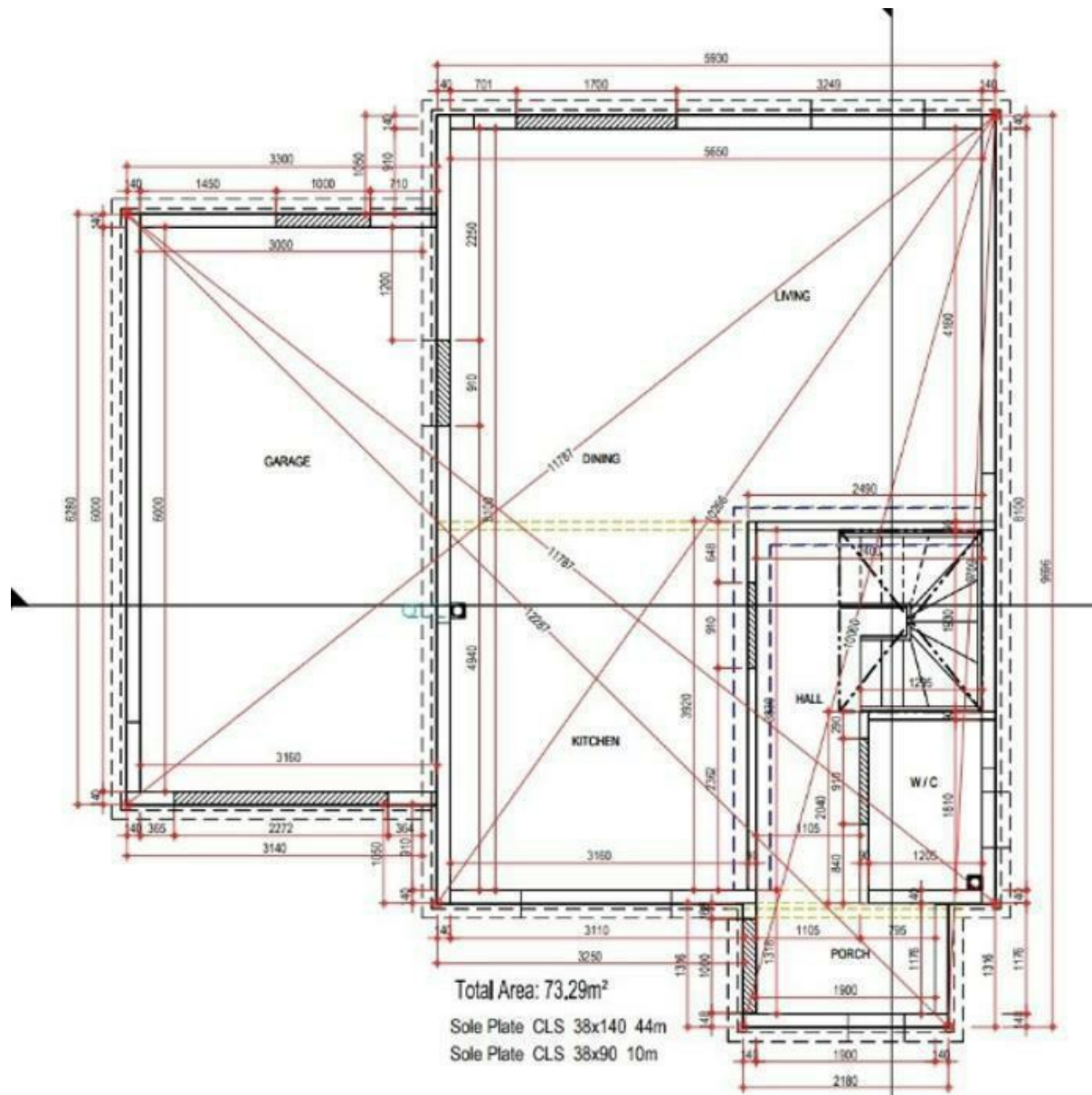
Council Tax Band- TBC**What3Words**

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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.





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.

