

Four Winds

St. Hilary, TR20 9DH



MATHER
PARTNERSHIP





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This generous five bedroom property offers a fantastic opportunity for anyone looking to create a home to their own taste. Although it requires updating throughout, the layout provides excellent flexibility for family living or those needing extra space to work from home.

On the ground floor, a welcoming entrance hall leads into the large lounge and dining room, a bright and spacious area ideal for relaxing or entertaining. The kitchen provides ample storage and worktop space and connects to a useful utility room. Three bedrooms and a family bathroom complete the ground floor accommodation, offering versatility for single level living if desired.

Upstairs, there are two further double bedrooms, a study, making this floor ideal for older children, guests, or even a potential home office suite.

Outside, the property enjoys gardens to the front, side, and rear, offering plenty of outdoor space and potential for landscaping or utilising the space to fit your needs



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Guide Price £435,000**Location**

The property is located in the hugely sought-after and well-regarded area of St Hilary – a brilliant base from which to access miles of scenic coastal paths and the many beautiful beaches and coves within easy reach. Nearby Prussia Cove is particularly lovely: unspoiled and perfect for swimming and snorkelling, as well as being dog-friendly all year round. The closest village is Goldsithney, which offers excellent local amenities including two welcoming pubs, a village shop, a Village Hall, and a very regular bus service to Penzance and Helston. Conveniently, there is also a bus stop located right outside the property, making travel simple and accessible. Just a short distance away, Rosudgeon offers additional amenities including the recently opened and well-stocked Co-Op, a pub, and a large sports ground with a popular social club that hosts a range of community activities. The property is also well placed for access to the A30, as well as comprehensive day-to-day facilities and schooling options in nearby Penzance and Helston. For families, the nearby St Hilary Primary School has an excellent reputation, and there is a choice of secondary schooling at Mounts Bay Academy and Humphry Davy School.

Accommodation

Entrance Porch
Inner Hallway
Lounge/Diner
Kitchen
Utility Room
Utility Room
Bathroom
Seperate Toilet

Bedroom Three
Bedroom Two
Bedroom One
Stairs to Landing
Bedroom Four
Bedroom Five
Study/Office

Garage

Providing a good amount of storage with an up and over door and electricity inside.

Parking

Off road parking for several vehicles. There is an additional carport providing additional covered parking aswell storage.

Outside

The gardens surround the property with a generous area of lawn to the front and side while to the rear, there is a section laid with hardcore, providing a practical low maintenance area, while to the other side a further lawn is currently used as a vegetable patch. A range of outbuildings offer excellent storage options, and the addition of an outside toilet provides extra convenience, perfect for avoiding muddy footprints after a day spent in the garden.

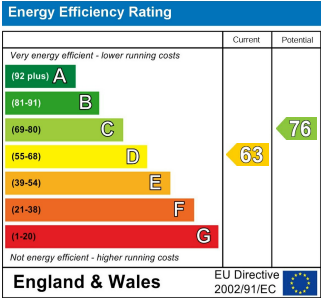
Services

Mains water, electricity, drainage. Oil fired central heating.

Agents Note

Perspective purchasers should be aware that conditional planning permission has been granted with the following reference number PA25/09523





Council Tax Band- E

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.

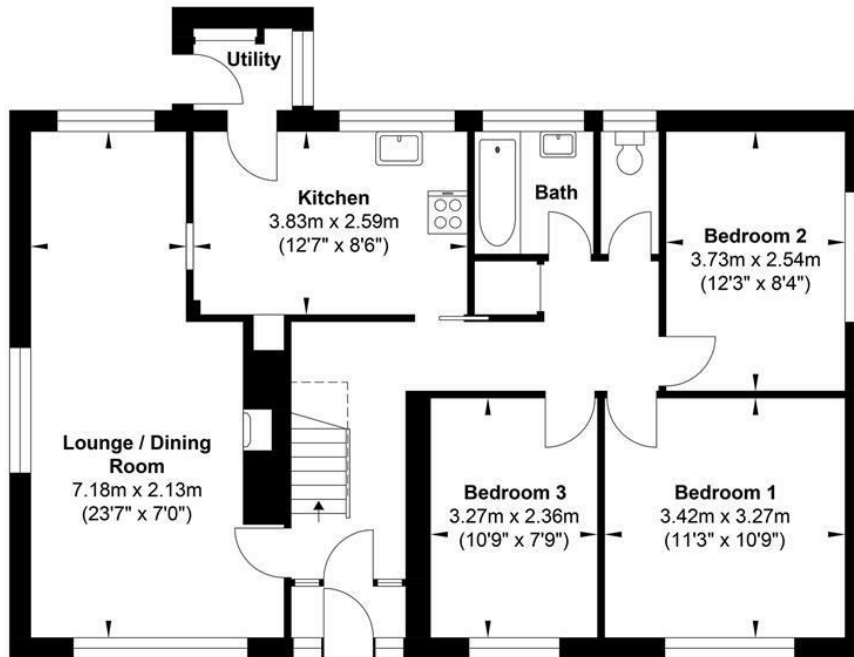
Proof of Finances

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.

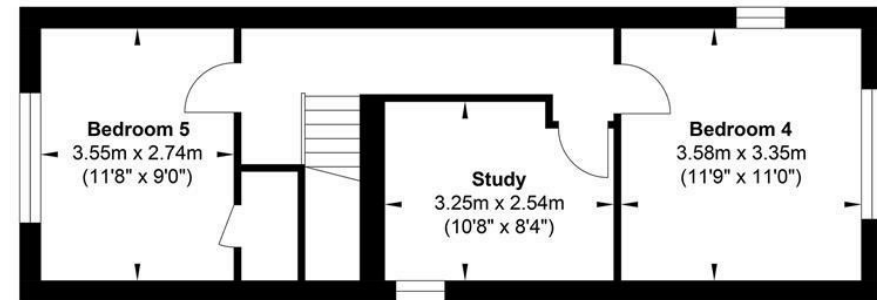
Broadband & Mobile Phone Coverage

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

Gross Internal Floor Area : 115.66 m2 ... 1245 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

