

Cartref Trelyn Lane
St Keverne, TR12 6NJ



MATHER
PARTNERSHIP





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Tucked away in a peaceful spot within the picturesque village of St Keverne, this charming home on Trelyn Lane offers an exceptional opportunity for those seeking a tranquil retreat. This single storey residence features a kitchen/dining room, lounge, and a comfortable double bedroom.

The property enjoys a lovely sunlit garden, perfect for relaxing outdoors or indulging in a bit of gardening. With no onward chain, the home offers a smooth and swift move in process, allowing you to settle in with ease.

Additional highlights include a cosy log burner in the living room and modern electric smart heaters, providing warmth and comfort throughout the year. Whether you're looking to downsize or simply escape to a peaceful Cornish haven, this delightful property in the heart of St Keverne is not to be missed. The property is of non-standard construction, so prospective buyers requiring a mortgage should confirm suitability with their lender.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £150,000

Location

St Keverne is an active village and has a good range of amenities including a doctors surgery, general store, two public houses, church, primary school and a butchers. Nearby are the sheltered and unspoilt coves of Porthallow and Porthoustock both perfect for wild swimming, kyacking and paddle boarding. The Lizard Peninsula itself is renowned for its rugged coastline, beaches and cliff top walks. The nearby market town of Helston provides more extensive amenities including national stores, cinema, health centre and a leisure centre with indoor pool.

Accommodation

Entrance porch
Living room
Kitchen dining room
Bedroom
Bathroom
Storage utility

Outside

The property benefits from sheltered gardens affording wonderful amounts of sunshine. There is a patio accessed from the kitchen dining room, complimented with picket fences. Further garden area stocked with a range of flowers and shrubs. There is a storage shed for garden equipment with power.

Services

Mains water, electricity and drainage. Freehold tenure.

Construction

Our clients have informed us that the property is of non standard construction and any purchasers buying with a mortgage would need to check with their lender/broker for suitability.

Rights of Way

Our clients have informed us that the neighbouring property in front has a right of access over the patio to access a gate & footpath to the side of the property.

Council Tax Band- A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			57
(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	

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

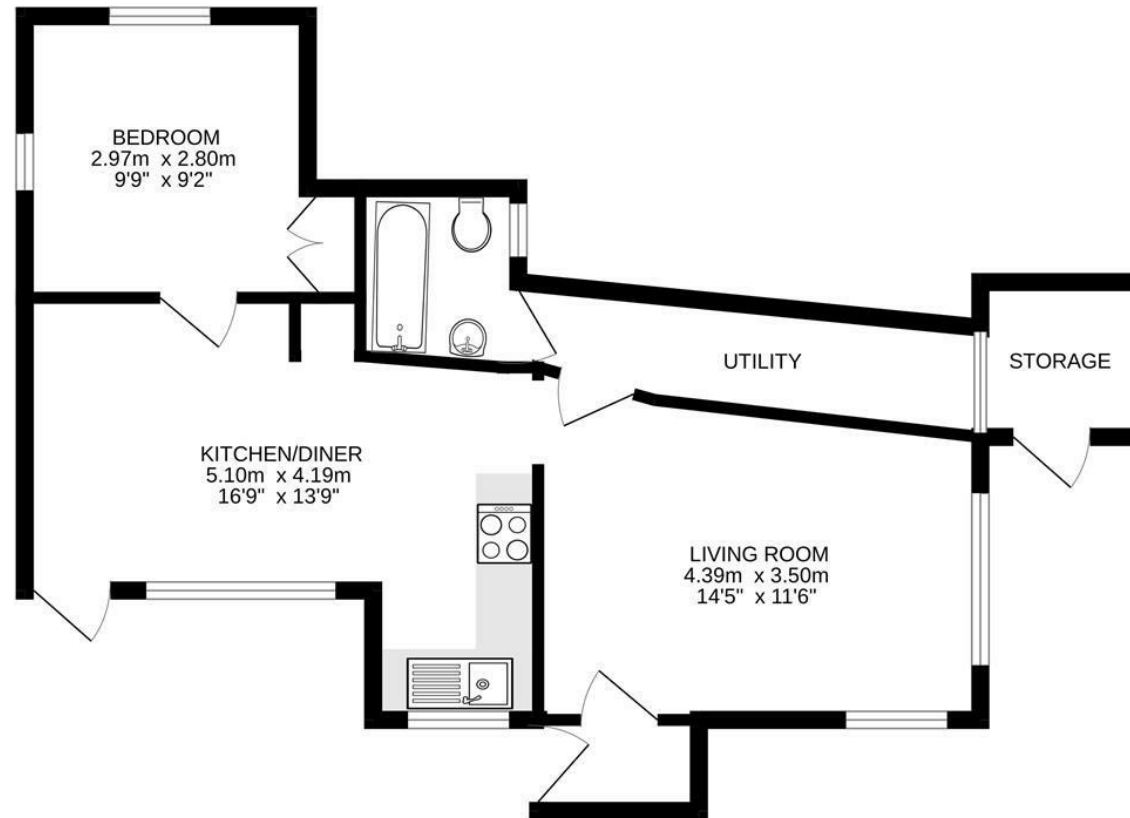
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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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.

