



MAP estate agents
Putting your home on the map

High Cross, Constantine, Falmouth

Constantine, Falmouth

Constantine 1.5 miles | Helford River 2 miles | Budock Vean Golf Club 3 miles | Argal reservoir 3 miles | Penryn 4.5 miles | Falmouth 6 miles | Helston 9.5 miles | Truro 12 miles | Newquay Airport 34 miles | Plymouth 70 miles | Exeter M5 179 miles (Distances are approximate)

Set within 1.5 acres of beautiful, private grounds is this attractive, exceptional four bedroom residence which offers a rare blend of country living with uninterrupted countryside views. One of the huge benefits is that it offers multi-generational living in a spacious, attractive house with a heated outdoor swimming pool set on a large sun terrace with a covered outside dining space.

Kitchen/dining room | Lounge | Four bedrooms, two with an en-suite and a dressing area | Three bathrooms | Cloakroom | Basement | Outhouse with pump room, gym and storage plus solar panels on roof | Off-road parking | Gardens to front and rear | Spring fed pond | Outdoor swimming pool with sunbathing terrace, toilet and shower facilities | Overall land of approximately 1.5 acres

Guide Price £1,100,000
Freehold



Property Introduction

This four bedroomed home offers generously sized rooms with a lounge/kitchen/diner, two bedrooms and a bathroom on the ground floor plus two bedrooms with en-suites and dressing rooms on the upper floor. There is also a useful basement beneath the property suitable for storage with potential for accommodation, subject to any necessary consents.

Two verandas wrap around the house to the front and one end offering an unbeatable space to sit and look out over the private grounds and surrounding countryside with uninterrupted views - what is not to like?

Outside, the house boasts an impressive swimming pool (can be heated) surrounded by a wide sunbathing terrace and a covered shelter with an entertainment/dining space. There is an outbuilding currently set up as a gym with pump room and storage space, enough parking for boats/caravan plus several cars and stunning level grounds to enjoy with a spring fed pond – this property is a must see!

Location

The property is positioned on the outskirts and with easy access to the lovely, self-contained village of Constantine which boasts excellent amenities with two well stocked shops, one of which is famous for its collection of malt whiskies. A Primary School with attached pre-school, a doctors' surgery, community

and arts centre, cricket club and Church. There are lovely walks close by in Constantine Woods, Port Navas and the Helford River. The nearest beach is a ten minute drive away.

Constantine is located just six miles south west of the harbourside town of Falmouth, famous for its sailing waters, where there is a further selection of banks, shops and restaurants to suit all tastes and a choice of four fabulous beaches. Helston, the historic market town, is just under ten miles distant.

ENTRANCE

Veranda covering with a Loggia wood store. Stable entrance door opening to:-

ENTRANCE VESTIBULE

Coat and shoe storage cupboard with electrics (this could be used as a utility space). Tiled flooring.

KITCHEN/DINER 23' 9" x 15' 8" (7.23m x 4.77m) plus stairs recess

A light and spacious room with partial vaulted ceilings. Two double glazed windows. Bi-fold doors opening to the patio and pool area. Two double glazed windows. Range of solid wood worktops with cream Shaker style floor and wall mounted units. Tiled surround incorporating stainless steel sink and sunken drainer. Integrated gas hob with extractor hood above and drawers below, eye level double oven. Space for fridge/freezer, washing machine and tumble dryer. Radiator. Spotlighting. Doors off to:-

LOUNGE 23' 11" x 11' 9" (7.28m x 3.58m)

A spacious, light and bright triple aspect room with two double glazed windows to each with lovely views and bi-fold doors opening to an extensive veranda. Feature wood burner set on a slate hearth. Spotlighting.

CLOAKROOM

Low level WC and vanity wash hand basin with tiled splashbacks. Heated towel rail. Window with blind.

INNER HALLWAY

Leading off to two bedrooms and bathroom. Airing cupboard housing pressurised tank and pump.

BEDROOM THREE 17' 4" x 10' 10" (5.28m x 3.30m)

Bi-fold doors opening to the patio by the pool. Fitted wardrobes and shelved cupboard space. Radiator. Spotlighting.

BEDROOM FOUR 11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window. Radiator. Fitted wardrobe and shelving.



BATHROOM

Double glazed window with fitted blind. Bath with offset taps, mains shower and screen over, low level WC with concealed cistern and double sink with vanity drawers below. Heated towel rail, extractor fan, tiled floor and walls.

FIRST FLOOR LANDING/OFFICE SPACE

A spacious galleried landing with the potential for use as a study/office space if required. Three conservation roof windows with blinds, radiator and spotlights. Doors off to:-

BEDROOM ONE 19' 0" x 16' 11" (5.79m x 5.15m) Restricted headroom to two sides, maximum measurements

Set up as a stunning suite arrangement with conservation roof windows and blinds. Spotlights and radiator. Opening round to an open dressing area. Door to:-

BEDROOM ONE EN-SUITE

Bath with electric shower over, low level WC and pedestal wash hand basin. Tiled flooring and walls. Conservation roof window and blind.

BEDROOM ONE DRESSING AREA not measured, restricted headroom to three sides

A generous useful space ideal as a walk-in wardrobes with storage in the eaves.

From landing, door off to:-

BEDROOM TWO DRESSING AREA 9' 2" x 5' 9" (2.79m x 1.75m) maximum measurements, reduced headroom to one side

A useful space with storage into the eaves. Door to ensuite and opening through to:-

BEDROOM TWO 16' 11" x 8' 2" (5.15m x 2.49m) maximum measurements, restricted headroom to three sides

A generous sized room with a triple window looking out over the garden with amazing country views. Eaves storage. Generous sized room. Through dressing room with door to:-

BEDROOM TWO EN-SUITE

Bath with mains shower over, low level WC and vanity wash hand basin with drawers. Tiled walls and flooring. Heated towel rail.

Conservation roof window and blind.

BASEMENT

Accessed via the side of the house. Covered patio with outside lighting. Bi-fold doors opening into:-

BASEMENT OPEN PLAN SPACE 23' 7" x 18' 9" (7.18m x 5.71m)

Range of base cupboards and worktops along one side. Vertical out of sight radiator. Sink and drainer with cupboards under. Tiled surround. Space for oven and hob. Integrated fridge. Cupboard housing Worcester boiler and pressurised tank. Double glazed window. Radiator.

BASEMENT ADDITIONAL ROOM 11' 0" x 9' 9" (3.35m x 2.97m)

Double glazed window. Radiator. One feature wall with wood panel.

BASEMENT BATHROOM

P-shaped bath with shower over, screen, tiled surround, low level WC, sink and vanity with hidden cistern. Tiled splashback. Mirror with sensor lighting. Heated towel rail. Automatic lighting and extractor fan.

GARAGE 16' 10" x 12' 3" (5.13m x 3.73m)

Electric, lighting and up and over door.

OUTSIDE FRONT

To the front is driveway parking for several cars and the drive continues down to a further parking area secured with walls and a fence. Steps up to a garden.

REAR GARDEN

To the front and end of the property are generous verandas with timber balustrades taking in the private garden and countryside views. To the rear of the property is a generous sun patio surrounding the outdoor swimming pool which has solar covers. Steps lead down to a large rolling lawn with raised beds, mature shrubs which is flanked with trees. Towards the end of the grounds there is a spring fed pond and a hut with a WC and a shower.

OUTSIDE KITCHEN AREA

Timber framed with roof over. Electric and lighting connected, bench seating. Worktops.

PUMP ROOM/GYM/STORAGE 16' 9" x 10' 5" (5.10m x 3.17m)

PLUS 8' 6" x 5' 3" (2.59m x 1.60m) and 15' 4" x 4' 3" 3"

Lighting and electric connected. Solar panels on the roof connected to the house. Pump room housing Triton filter and Certikin water heater. Solar panel converter and storage space.

AGENT'S NOTES

Please note the Council Tax band is band 'F'. There is Planning Permission (reference number PA19/04405) on the Cornwall Council Planning portal for a double garage, stable and tack room, toilet and shower facilities and an office space above. The sewerage treatment plant has been upgraded and therefore the planning is live. There is a right of access over the upper section of the driveway leading to a public footpath.

SERVICES

Mains electricity, LPG gas, private drainage, mains water. There are owned solar panels which feeds back to the grid which reduces energy bills and produces 5.4KW of electricity.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

305.3 m²
3287 ft²

Reduced headroom

24.8 m²
267 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MAP's

Top reasons to view this home

- Stunning individual style detached house
- Land of approximately 1.5 acres
- Four double bedrooms, two ensuite
- Generous kitchen/diner
- Large lounge with wood burner
- Useful basement space
- Garage and ample parking
- Outdoor swimming pool, shelter and gym space
- Garden with lawn, raised beds and pond
- Planning for double garage, stable/tack room and office



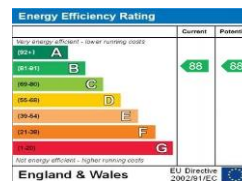
Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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