



MAP estate agents
Putting your home on the map

**Meneth, Gweek,
Helston**

Guide Price £450,000
Freehold





Meneth, Gweek, Helston

Guide Price £450,000

Freehold

Property Introduction

A fantastic brand new individually designed, detached two bedroom house in a highly attractive position close to the heart of the picturesque creekside village of Gweek, enjoying creekside views from the front elevation and being just a short walk from local amenities and the head of the Helford River. This Eco-friendly property has an impressive energy rating of 'A' and outstanding riverside views from the front elevation. Enjoy optimal insulation and eco-conscious living with a 10kW air source heat pump, solar voltaic panels, and a 5kW battery back-up system. Experience comfort with underfloor heating downstairs with radiators upstairs. The front patio doors open off the lounge area to a balcony with glass balustrades from where you can enjoy the view and also has secure storage below. The kitchen boasts quartz stone worktops and integrated appliances and the dining area has bi-fold doors opening to a patio and leading on to a flat tree-lined garden the ground floor has oak flooring. To the first floor the main bedroom enjoys the view from the window and benefits from built-in storage, there is a family bathroom with a separate bath and shower, a spacious second bedroom again with the creek view from the window and the first floor is carpeted.

Location

The village of Gweek stands at the head of the Helford River in South Cornwall, an Area of Outstanding Natural Beauty. It includes a well patronised Public House, village shop and a thriving boatyard and is the home of the National Seal Sanctuary. The nearest main town of Helston is three and a half miles distant and benefits from a major supermarket together with a selection of shops, sports centre and a comprehensive school including a Sixth Form College. The city of Truro, which is the County's main shopping and administrative centre, is sixteen miles distant and offers a mainline Railway Station with direct links to London Paddington and the north of England. In addition, there are extensive facilities for the boating enthusiast and there are excellent sailing waters nearby. There are golf courses at Budock Vean, Mullion and Falmouth, all about seven miles distant.

ACCOMMODATION COMPRISES

uPVC double glazed door with side window opening to:-

ENTRANCE HALLWAY

Staircase to first floor and under floor heating. Doors opening off to:-

GROUND FLOOR CLOAKROOM

Double glazed window to the side. Contemporary style close coupled WC, wash hand basin with vanity unit under and underfloor heating.

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE AREA 14' 11" x 12' 4" (4.54m x 3.76m)

DINING AREA 14' 11" x 13' 11" (4.54m x 4.24m)

Underfloor heating with oak flooring and views to the creek from the lounge area which has sliding doors opening to the front balcony which offers a comfortable outdoor space to sit with a glass of wine and enjoy the fabulous views of the creek. The lounge and dining room are fitted with USB points, TV point and several sockets. Spotlights to dining area. Bi-fold doors from dining area open to the rear patio and garden.

KITCHEN AREA 14' 9" x 13' 10" (4.49m x 4.21m)

uPVC double glazed window to rear. Fitted in a contemporary style featuring kitchen units with adjoining thin edge working surfaces and incorporating an inset stainless steel sink unit with mixer tap. There is a comprehensive appliance package to include an eye-level oven, integrated fridge/freezer, dishwasher and washing machine. Inset spotlighting. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

A central landing with a recessed storage cupboard. Doors off to:-

BEDROOM TWO 18' 3" x 10' 4" (5.56m x 3.15m) plus bay, some restricted headroom to two sides

uPVC double glazed window to the front enjoying views towards the creek and uPVC double glazed 'Velux' window to the rear. Ceiling light, inset spotlighting and built-in storage. Radiator.

BEDROOM ONE 18' 4" x 10' 6" (5.58m x 3.20m) plus recess, some restricted headroom to two sides

uPVC double glazed window to the front enjoying views towards the creek and uPVC double glazed 'Velux' window to the rear. Ceiling light and inset spotlighting. Radiator.

BATHROOM

uPVC double glazed window to the rear. Fitted with a wash hand basin with vanity unit under, panelled bath, close coupled WC and separate shower enclosure with plumbed shower. Towel radiator and inset spotlighting.

OUTSIDE

To the outside of the property, there is off-road parking for two cars and an electric vehicle charging point completes this eco-conscious living experience. Bi-fold doors from the dining area lead to a rear patio and a flat tree-lined garden.

SERVICES

Mains electric and mains drainage, air source heat pump, 'Voltaic' solar panels with 5kW battery storage.

AGENT'S NOTES

The Council Tax Band for this property is currently being assessed by the local authority.

DIRECTIONS

From the boatyard entrance and head of the river in the centre of the village, proceed over the ancient bridge in the direction of Falmouth and Constantine and then turn immediately right. Proceed along this road keeping the river on the right-hand side where the property will be identified on the left-hand side. If Using What3words: rivers.immediate.ordinary



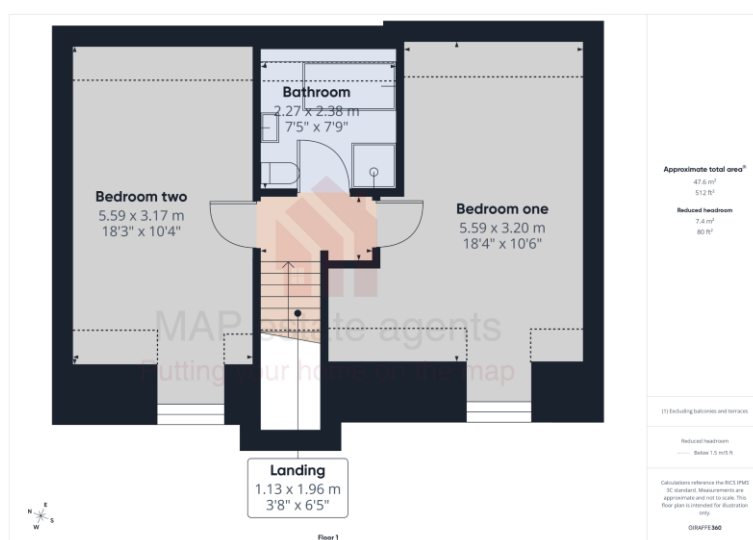
Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92+	92	92
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

SAP graph



MAP's top reasons to view this home

- A superb and highly deceptive detached house
- Stunning open-plan living room
- Two double bedrooms with views over the creek
- Views over the creek from the front elevation
- Renewable energy. Grade 'A' SAP rating
- Electric vehicle charging point
- Close to village store, Public House and cafe
- Popular creekside village location
- Chain-free sale
- Close to creeks and sailing waters



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.