

9 Rame Croft, Rame Cross

Guide Price £375,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay

The local property experts

- Four Bedroom Detached House
- Countryside Views
- Parking for 4/5 Cars
- Large South Westerly Facing Garden
- Single Garage
- Well Presented Throughout
- Oil Fired Central Heating
- PLEASE WATCH THIS WALK THROUGH TALK THROUGH VIDEO TOUR

DESCRIPTION

Situated in a desirable plot within the development, this spacious and well-presented detached home offers generous accommodation throughout, ample off-road parking, a private south-westerly facing rear garden and excellent potential for further extension and modernisation.

To the front of the property, a partially tarmac and gravelled driveway provides off-road parking for approximately four to five vehicles, along with access to the single garage. The driveway offers a practical and welcoming approach to the property, with the garage providing additional storage or parking space.

Upon entering through the front door, you are greeted by a welcoming entrance hallway, complete with a useful downstairs WC. From here, the accommodation flows through to a generously proportioned living room, which provides an ideal space for relaxing and entertaining. A large UPVC double-glazed window to the front allows plenty of natural light to fill the room, while the electric log burner creates an attractive focal point. Stairs rise to the first floor from the living room, with the layout continuing through to the separate dining room at the rear. The dining room offers a versatile space for family meals and social occasions, with sliding patio doors providing direct access to the rear garden and allowing the outside space to become an extension of the living accommodation during the warmer months.

Adjacent to the dining room is the modern, well-equipped kitchen, which benefits from a rear-facing window providing natural light. The kitchen leads through to a separate utility room, offering valuable additional space for laundry and household appliances. A door from the utility room provides convenient access to the rear garden, as well as internal access to the single garage. The garage benefits from power and an electric roller door.





Ascending to the first floor, the landing gives access to four generously proportioned bedrooms, each offering comfortable accommodation and flexibility for a growing family, visiting guests or those requiring space to work from home. The bedrooms enjoy pleasant views over the surrounding countryside, adding to the property's appeal and providing a lovely outlook.

Externally, the rear garden is a particularly attractive feature, offering a private and well-proportioned outdoor space with a south-westerly aspect. Predominantly laid to lawn, the garden provides plenty of room for outdoor dining, entertaining, family activities or simply relaxing in the sunshine. A garden shed provides useful additional storage, while the garden's orientation allows it to benefit from afternoon and evening sunlight.

LOCATION

Located in the heart of the small village of Rame, in between the popular market town of Helston and harbourside town of Falmouth. The village itself is home to a local shop, the popular Halfway, the Wendron football ground and a petrol station nearby at Long Downs. Also offering great links to both the north and south coast to areas such and the Helford river and Maenporth beach. Penryn is also located within 4 miles and is home to the university along with plenty of other amenities.

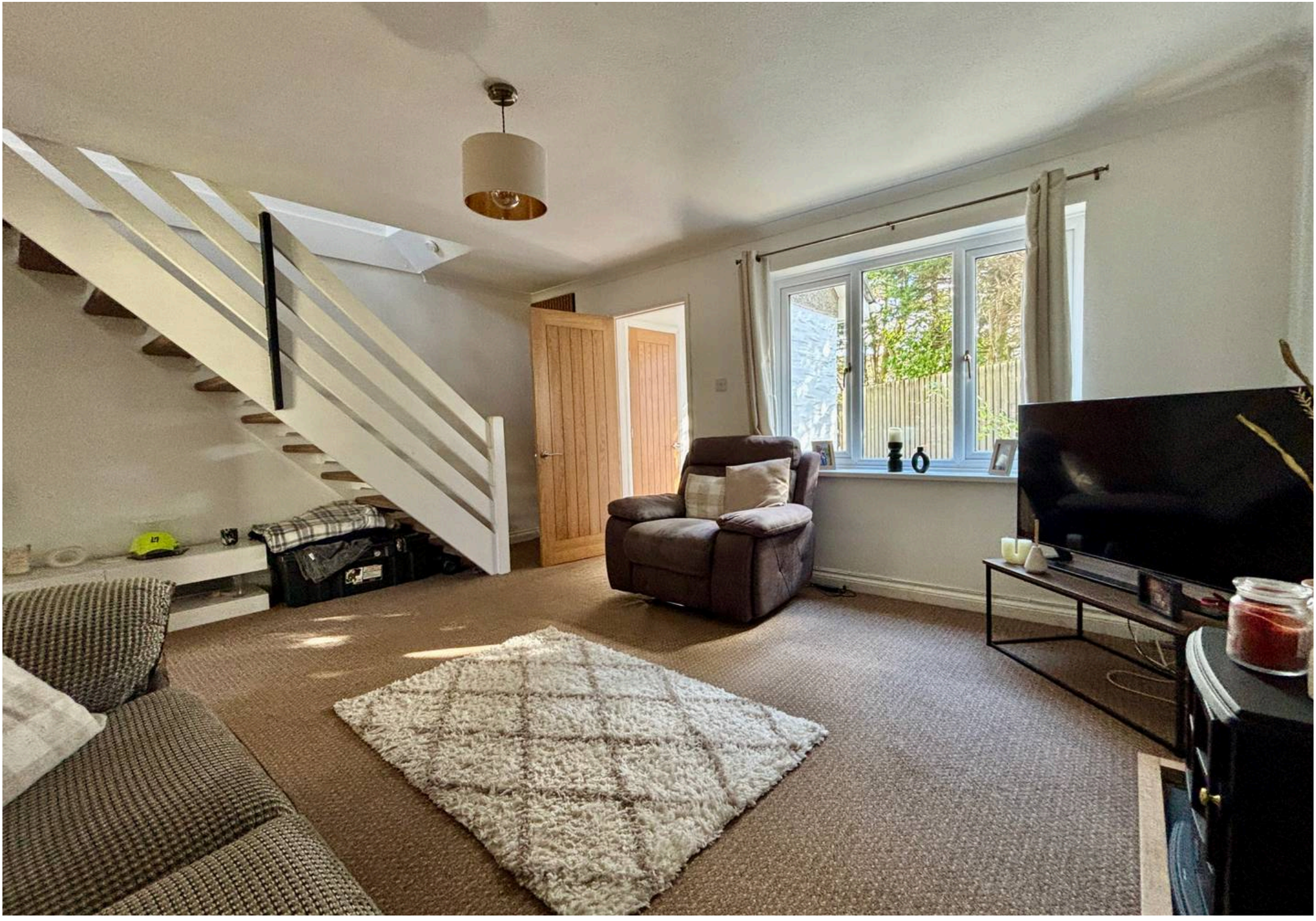
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:






HOOVER







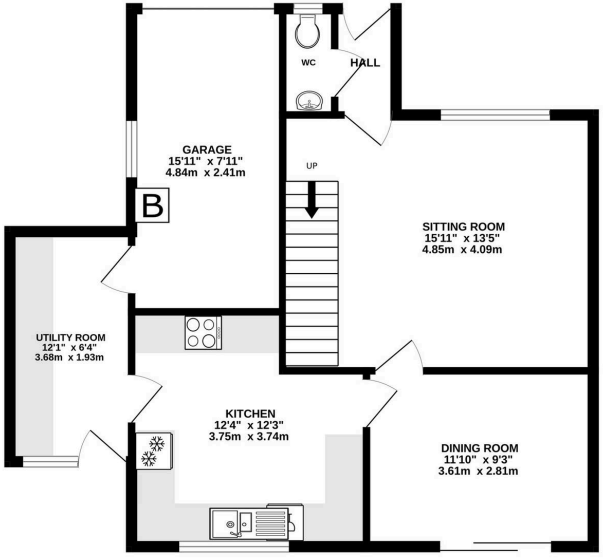




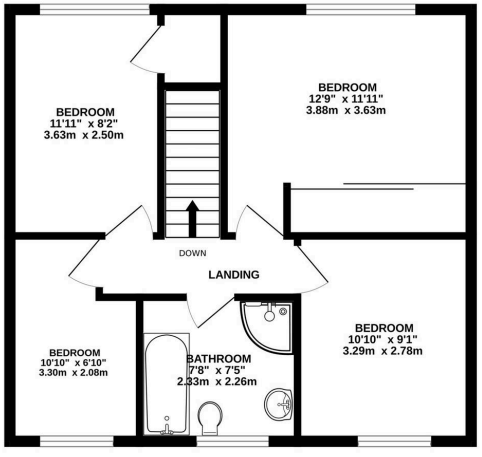




GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

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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PROUD GUILD MEMBER
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The Property Ombudsman

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