



Solon Morn,
Breage, Helston

LODGE & THOMAS
ESTABLISHED 1892

Solon Morn,

Wheal Vor, Breage, Helston, TR13 9NJ

Guide Price - £425,000 Freehold

Double fronted detached four bedroom cottage full of character and charm but in need of a scheme of improvement throughout. Set in large, level gardens and grounds of approximately one acre on the outskirts of Carleen, near Helston. Sold with no onward chain.

- Detached Character Cottage
- 4 Bedrooms
- Large Gardens & Paddock
- Double Garage
- Sold with No Onward Chain

The Property

Solon Morn is a detached, double fronted cottage set in an acre of land - including a paddock – on the outskirts of Carleen. Once providing modest two bedroom accommodation the property was extended substantially at the rear during the 1990s to provide the four bedroom family home it is today, which though much-loved and full of character is now in need of upgrading and improvement throughout. The property presents a wonderful opportunity to purchase a lifestyle property as the grounds, which extend to approximately one acre in total, are ideal for those looking for space, privacy, room for vegetable growing, keeping chickens or even for a small pony.





The accommodation comprises; entrance porch, hall with storage cupboards, large sitting room with two fireplaces (one being a granite inglenook) and open beamed ceiling, w.c. and kitchen/dining room to the ground floor with four bedrooms – three of which are doubles – and a family bathroom to the first floor.

To the front of the cottage is an enclosed, level lawned garden whilst at the rear is a parking and turning area, a double garage and an enclosed, level paddock of approximately two thirds of an acre. The grounds at Solon Morn total approximately one acre in all.

EPC F Council Tax Band D

Services

Mains water and electricity. Private drainage. Electric night storage heaters. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

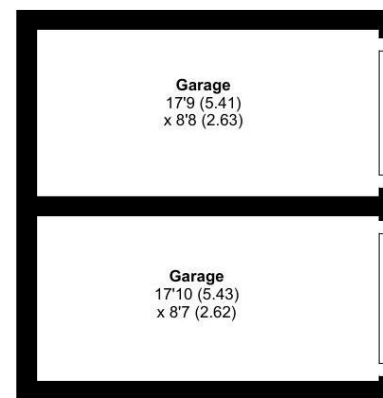


Approximate Area = 1358 sq ft / 126.1 sq m

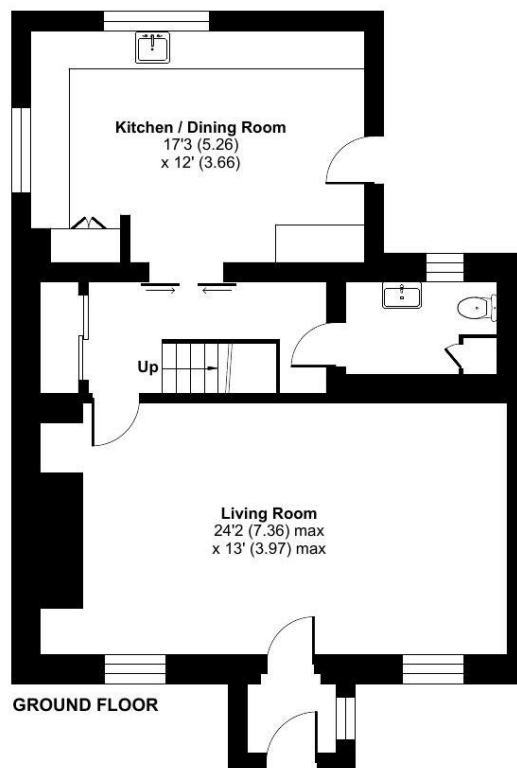
Garage = 306 sq ft / 28.4 sq m

Total = 1664 sq ft / 154.5 sq m

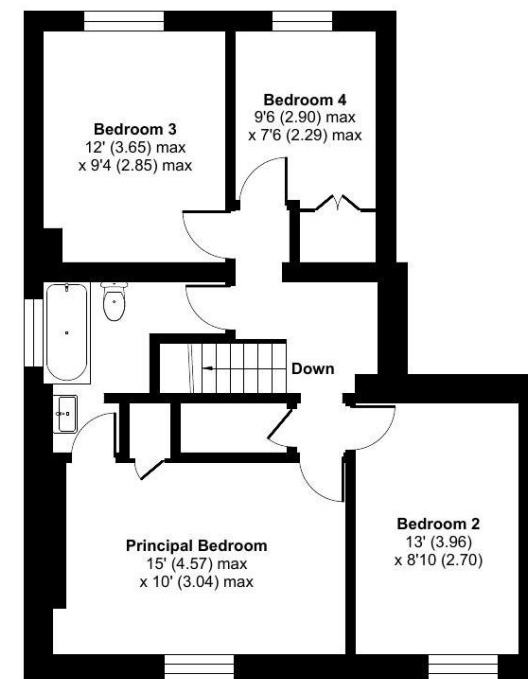
For identification only - Not to scale



GARAGE 1 / 2



GROUND FLOOR



FIRST FLOOR

Location

Carleen is a small village set on the outskirts of Helston. The village offers a village hall and bus route but every day amenities are available in Breage (approximately one and a half miles distant) which offers a public house, social club, convenience store with Post Office, primary school, parish Church and nearby is the highly regarded Trevenna Cross Nurseries garden centre together with a café. Helston (approximately 3 miles distant) offers a much wider range of facilities including a high street with national multiples and independent shops, eateries, supermarkets, primary and secondary schooling. Within 8 miles at Hayle is a mainline railway link to Truro and to London (Paddington).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Helston proceed in a westerly direction along the A394 and at the brow of the hill turn right signposted St Ives, Hayle and Camborne (immediately in front of the car sales garage). Continue along this road for almost a mile before turning left towards Carleen and Godolphin. Solon Morn will be found after approximately one mile on the right hand side identified by a Lodge & Thomas for sale board.

what3words///lilac.fencing.scoots





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