

# Daphne Cottage, St Aubyns Square Breage, TR13 9PD





# Daphne Cottage, St Aubyns Square Breage, TR13 9PD

Nestled in the charming village of Breage, this beautifully presented detached character cottage offers a delightful blend of traditional charm and modern convenience. With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking a peaceful retreat. Upon entering, you are greeted by a warm and inviting reception room that exudes character, making it an ideal space for relaxation or entertaining guests. The modern contemporary kitchen is a standout feature, providing a stylish and functional area for culinary enthusiasts. The cottage is set within good-sized gardens, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. With off-road parking available for up to five vehicles, convenience is assured. Additionally, the property boasts a garage and a very useful storage room, catering to all your storage needs. One of the key advantages of this property is that it is sold with no onward chain, allowing for a smooth and straightforward purchase process. This charming cottage in Breage is not just a home; it is a lifestyle choice, offering a serene environment while being close to local amenities. Do not miss the opportunity to make this delightful property your own.



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Price - £525,000

#### Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

#### Accommodation

Entrance hall  
Kitchen  
Lounge dining room  
Boot room  
Utility room  
Shower room

Bedroom  
Bedroom  
Bedroom  
Bathroom

#### Outside

The property affords wonderfully presented gardens with a good size lawn area to the front elevation, complimented with stone walling, established hedging and a range of flowers & plants. Good size driveway laid to stone chippings, with parking for several vehicles. The rear garden is low maintenance with access leading round the rear and side of the property for maintenance.

#### Garage

Good size garage equipped with power and light. Adjoining the garage is an incredibly useful storage room.

#### Services

Mains water and electricity. Private drainage. Oil fired central heating.  
Freehold tenure.

#### Rights of Way

Our clients have informed us that they own the driveway from the road to their property, and the neighbouring property has a right of access over the start of it.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band**

Our client has informed us that the property was previously rated at Band D - However it is currently exempt as it's on business rates.

**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**

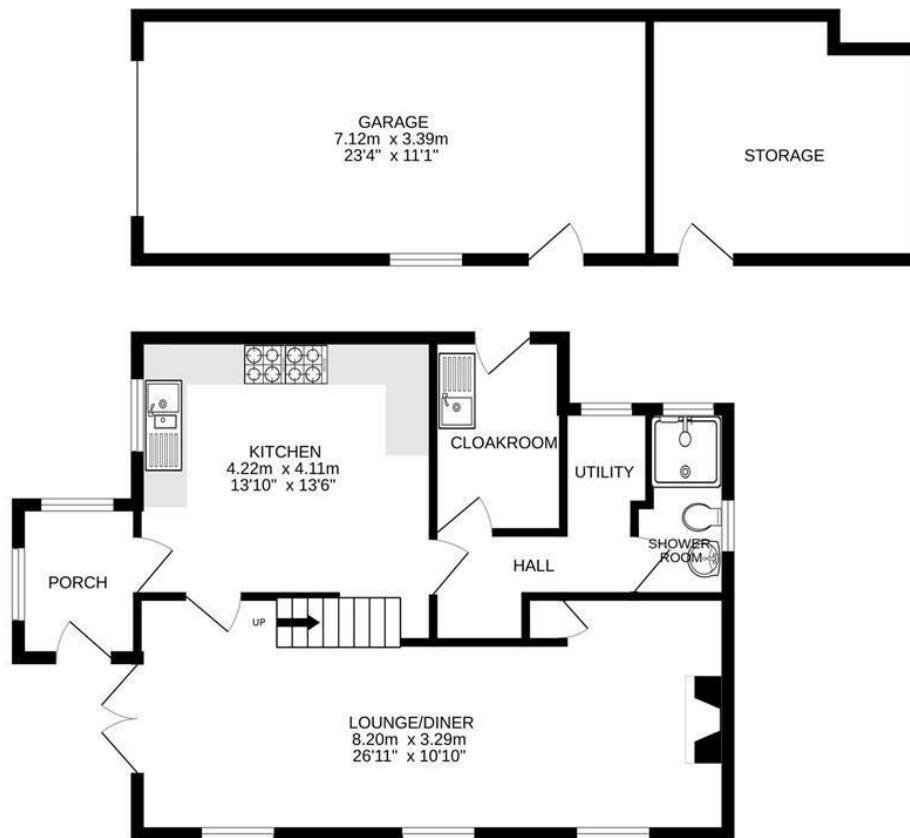
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

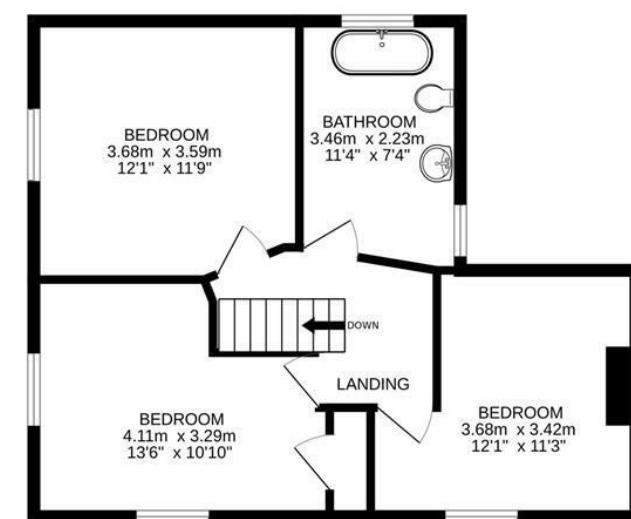
[///pacemaker.dare.payout](https://www.what3words.com/pacemaker.dare.payout)



GROUND FLOOR



1ST 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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