



**Milldale Herland Road, Godolphin Cross, TR13 9RD**

**£415,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Milldale Herland Road

- WELL PROPORTIONED DORMER BUNGALOW
- FOUR BEDROOMS
- OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING
- GARDENS WITH A PATIO AREA
- DRIVEWAY PARKING AND A GARAGE
- TWO USEFUL OUTBUILDINGS
- MASTER BEDROOM WITH A BALCONY AREA
- FREEHOLD
- COUNCIL TAX D
- EPC E44

Situated in the charming rural village of Godolphin Cross in West Cornwall, this well proportioned four bedroom dormer bungalow offers excellent potential. While some updating would be beneficial, the property already enjoys the advantage of oil fired central heating and double glazing.

To the front, the bungalow features a lawned garden and driveway parking, leading to a garage. At the rear, you will find a generous enclosed garden with a patio area, additional lawned area, two useful outbuildings providing storage and workshop space and well established plants and shrubs.

Internally, the ground floor accommodation comprises an entrance hall, spacious lounge/diner, kitchen, conservatory, shower room and two bedrooms. The first floor offers a further two bedrooms, including a master bedroom with access to a pleasant balcony area, along with an additional bathroom.







Godolphin Cross itself offers its own primary school and a wonderful community with many events taking place in the chapel. This venue acts as the village hub including a regular farmers' market, pop up pub, live music events and various classes such as pilates. The location is perfect for those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views.

The towns of Helston, Hayle and Penzance are within a fifteen to twenty minute drive of the property. The South Cornish coastline at Praa Sands is approximately ten minutes away by car.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **A SLIDING DOOR TO**

##### **ENTRANCE AREA**

With a tiled floor and door to the hall.

##### **HALL**

With doors to two bedrooms, bathroom, stairs to the first floor and a door to

##### **LOUNGE AREA 17'9" x 11'9" (5.41m x 3.58m)**

With an outlook to the front garden and having a feature fireplace with tiled hearth, surround and wood mantel over. The fireplace has been blocked up. Opening to

##### **DINING AREA 9'6" x 6'9" (2.90m x 2.06m)**

With an outlook to the conservatory. A sliding door to

##### **KITCHEN 10'6" x 9'3" (3.20m x 2.82m)**

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in double oven, space for a fridge and hob hood over. Outlook and door to

##### **CONSERVATORY 17'3" x 6'6" (5.26m x 1.98m)**

Steps down into this room which has a pleasant outlook over the rear garden and doors to the outside.

### SHOWER ROOM

Comprising shower cubicle, close coupled w.c. and a wash basin with tiled surround and cupboards under. There are partially tiled walls, a towel rail and a frosted window to the rear.

### BEDROOM TWO 10'3" x 10'3" (plus door recess) (3.12m x 3.12m (plus door recess))

With an outlook to the front and having an array of built-in cupboards and wardrobes.

### BEDROOM FOUR 10'9" x 9'6" (plus door recess) (3.28m x 2.90m (plus door recess))

With an outlook to the rear and having built-in wardrobes.

### STAIRS AND LANDING

An open tread staircase ascends to the first floor landing with access to the eaves for storage and an outlook over the rear garden. There are doors to two further bedrooms and a door to

### BATHROOM

Comprising a bath, close coupled w.c., pedestal wash basin and a window to the rear. The room has tiled walls.

### MASTER BEDROOM 14'3" x 13'6" (narrowing to 9') (4.34m x 4.11m (narrowing to 2.74m))

A dual aspect room with an outlook to the rear and side. There is an array of built-in cupboards and a patio door opens onto a pleasant balcony area, which would seem ideal for a morning coffee.

### BEDROOM THREE 11'9" x 8'3" (3.58m x 2.51m)

With an outlook to the side and access to the loft.





### OUTSIDE

To the front of the property, is a good size driveway which provides parking and leads to a garage. The front garden is laid to lawn and has well established plants and shrubs. To the rear of the property is a good sized patio area and further lawned area and more well established plants and shrubs. The rear of the property also has two semi-detached outbuildings which provide useful storage and hobby areas.

### WHAT 3 WORDS

ants.goodnight.bracelet

### COUNCIL TAX

Council Tax Band D.

### SERVICES

Mains electricity, water and private drainage.

### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

### PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

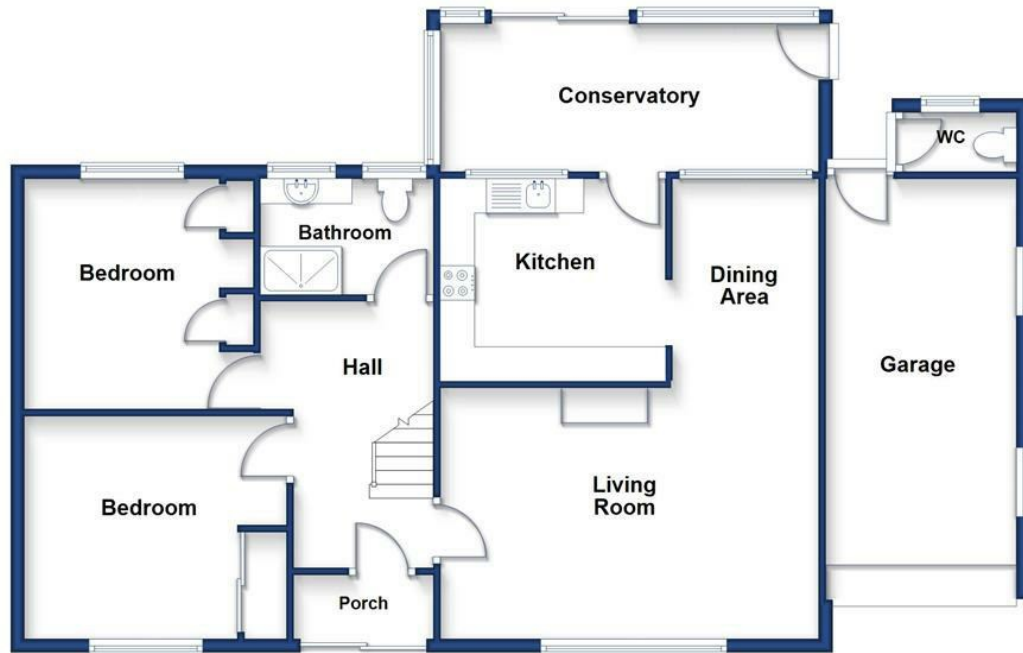
### DATE DETAILS PREPARED.

15th December 2025

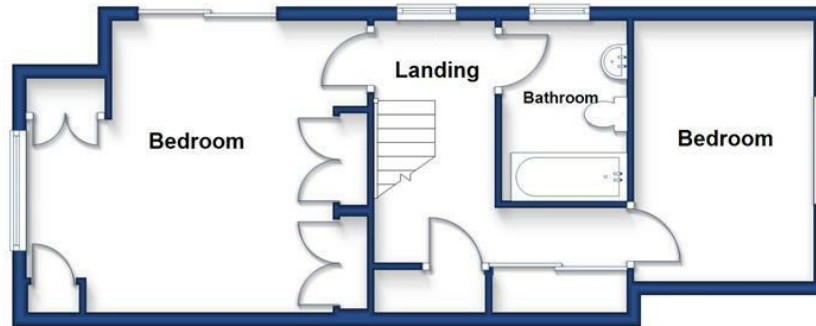




**Ground Floor**  
Approx. 107.7 sq. metres (1159.7 sq. feet)



**First Floor**  
Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 153.9 sq. metres (1656.7 sq. feet)

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

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a property 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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