



Constantine

A detached four-bedroom house
Finished to an exceptional standard throughout
Spacious, well-proportioned accommodation
Dual aspect living room with free standing wood burner
Beautifully fitted modern kitchen with integrated appliances
Principle bedroom with en-suite shower room
Elevated views over open countryside, well-kept gardens
Garage with utility area
Brick driveway with parking for two cars
Very desirable village near the Helford River

ENERGY EFFICIENCY RATING
BAND C

Guide £470,000 Freehold

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REF: SK7327



A rare opportunity to purchase an individually designed modern, four bedroom detached cottage/house within the very desirable rural village of Constantine which is popular due to its accessibility to the Helford River.

The property is offered for sale in exceptional condition and although it has a traditional cottage exterior, it was built in 2018 with a great deal of thought to its style and layout. It offers a spacious light and airy feel throughout which has been enhanced by the current vendors.

The property is accessed via a brick driveway which provides parking for two cars that leads to a garage with electric up and over doors. The path leads to the front porch/sun room which enjoys views over the gardens and the countryside in the distance. A further door leads to a light and airy entrance hallway with a closed tread staircase leading to the first floor and landing. Further doors lead to a ground floor cloakroom with a contemporary style, a dual aspect living room with feature free standing wood burning stove and patio doors onto the rear gardens, a beautifully fitted kitchen and dining area with an impressive kitchen, sky light and further patio doors to the rear. There is also a fourth bedroom/office on the ground floor with an outlook to the front. On the first floor there is a galleried style landing with doors to a family bathroom and three further bedrooms with the principal being 18 feet with an en-suite shower room and views looking over the area and the countryside beyond. To the front and the side is a lawned area with mature plants and borders, whilst to the rear there is a private patio area with raised beds. A door leads to a garage with an electric up and over door, with the added benefit of a utility area with sink and washing facilities.

The popular village of Constantine has a host of amenities at hand including two convenient stores with off licences, the Tolman Centre museum which hosts several events, Constantine social club with its recreation and children's playground. There is also a bowling green and Constantine has their own football and cricket teams. Other facilities include a doctor's surgery, highly regarded primary/junior school, Constantine parish church, The Cornish Arms public house and the Trengilly Wartha Inn just outside the village. There is also a local bus service which provides links from Helston to Falmouth.

An internal viewing of this property is strongly recommended to appreciate it's style, finish and views over the surrounding area.

THE ACCOMMODATION COMPRISES All dimensions approximate

From the area known as Bowling Green the property is accessed from a private brick driveway which leads to the garage with electric remote doors, it also provides off road parking for two vehicles. A path leads to the front door.

ENTRANCE PORCH/SUNROOM 1.45m (4'9") x 1.37m (4'6")

A glazed door leads to the sunroom with a half wall and UPVC double glazed windows with an outlook over the front garden and views over the area and countryside beyond, radiator, power, vaulted plastered ceiling with light, carpet, character glazed timber door through to the main hallway.

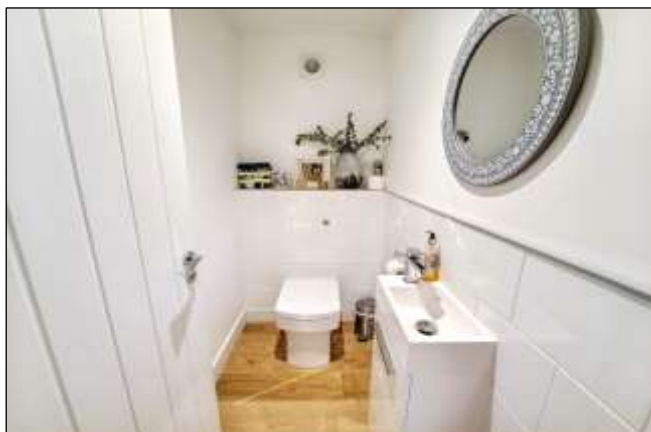
MAIN HALLWAY

A light and airy entrance hallway with plastered ceiling recess lighting, area for coats with coat hooks, radiator, wall mounted central heating control panel, timber flooring, closed tread staircase with balustrade leads to the galleried landing and the first floor. Doors to the cloakroom with wc, living room, kitchen and the fourth bedroom/office.



CLOAKROOM

A tastefully fitted contemporary cloakroom with a concealed cistern, wc and hand wash basin with mixer tap and matching cupboard below, part tiled walls with shelving, wall mounted chrome heated towel rail, plastered ceiling with inset lighting, extractor fan and finished with a timber floor.



LIVING ROOM 5.33m (17'6") x 2.97m (9'9") Plus 1.55m (5'1") x 1.12m (3'8")

An impressive dual aspect room with feature UPVC double glazed sash window with rural views, whilst at the rear there are UPVC double glazed patio doors opening on to the rear patio. Feature free standing wood burner sitting on a slate hearth, radiator, plastered ceiling with inset spotlights, timber floor, archway leading to the kitchen area, door to useful under stairs storage area.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



KITCHEN/DINER 3.91m (12'10") x 3.12m (10'3")

A beautifully fitted integrated kitchen with a range of wall and base units, comprising of a good selection of cupboards and drawers finished in sage with metal door furniture, wrap around roll top work surface, tiled splashback incorporating a modern designer one and a half bowl sink with mixer tap and drainer. Four ring induction electric hob with concealed extractor fan over, stainless steel fan assisted oven, built in concealed dishwasher, integrated fridge, plastered ceiling, double glazed skylights and recessed spotlights, UPVC double glazed window to the rear and a pair of UPVC double glazed patio doors opening to rear garden, wall mounted radiator and finished with a timber floor.



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BEDROOM FOUR/OFFICE 2.84m (9'4") x 2.44m (8'0")

A ground floor bedroom with a UPVC sash style window with shutters, overlooking the front with countryside views. Plastered ceiling with inset ceiling light, finished with a carpeted floor.



STAIRS AND LANDING

A closed tread carpeted staircase with handrail leads to a galleried style landing, UPVC double glazed window with a pleasant outlook to the rear, plastered ceiling with downlights, loft trap with access to roof space, radiator, carpet, doors leading to the main bathroom and bedrooms.

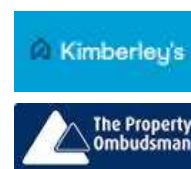


BATHROOM

A luxury beautifully fitted contemporary bathroom consisting of a P-shaped bath with shower over, taps and shower rose, concealed cistern wc and a wall mounted modern sink with mixer tap, part tiled walls with sandstone tiles, marble shelf, tiled floor, wall mounted chrome heated towel rail, plastered ceiling with feature skylight, inset spotlights and extractor fan.



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PRINCIPLE BEDROOM 5.49m (18'0") x 2.97m (9'9")

A generous light and airy dual aspect room with feature UPVC double glazed sash windows with shutters enjoying fine views over the village and countryside beyond, plastered ceiling with ceiling lights, radiator and carpet, door leading through to the en-suite shower room.



EN-SUITE SHOWER ROOM

A beautiful en-suite shower room comprising of a three piece suite, consisting of a tiled shower cubicle with sliding glass doors, shower with rose, wall mounted sink with tiled splash back, and a low level push button wc. A wall mounted touch illuminated mirror, wall mounted heated towel rail, plastered ceiling with inset ceiling spotlights, sky light and extractor fan finished with a tiled floor.



BEDROOM TWO 3.23m (10'7") x 2.74m (9'0")

A feature UPVC sash style window with shutters, enjoying elevated views over the area to the countryside beyond. Plastered ceiling with ceiling light, radiator, and finished with a carpet.



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BEDROOM THREE 2.92m (9'7") x 2.13m (7'0")

Feature UPVC double glazed sash style window with pleasant views to the rear, radiator, plastered ceiling with ceiling light and finished with a carpet.



OUTSIDE

GARAGE AND UTILITY ROOM 5.49m (18'0") x 3.05m (10'0") An electric remote control up and over door.

UTILITY AREA

A well thought out utility area with a granite effect worktop incorporating a stainless steel sink with mixer tap and drainer, recess and plumbing for a washing machine and dryer, cupboards providing storage, recently fitted LPG gas boiler providing domestic hot water and central heating facilities, UPVC double glazed window with outlook to the rear, courtesy door leading to the rear patio.

GARDEN SHED 2.13m (7'0") x 1.22m (4'0") Of timber construction with window to the side.

GARDENS

The property has gardens to the front and side, mainly laid to lawn with mature plant and shrub borders, to the rear there is an attractive low maintenance walled garden with a range of patios, gravelled areas and raised flower beds.



COUNCIL TAX BAND D

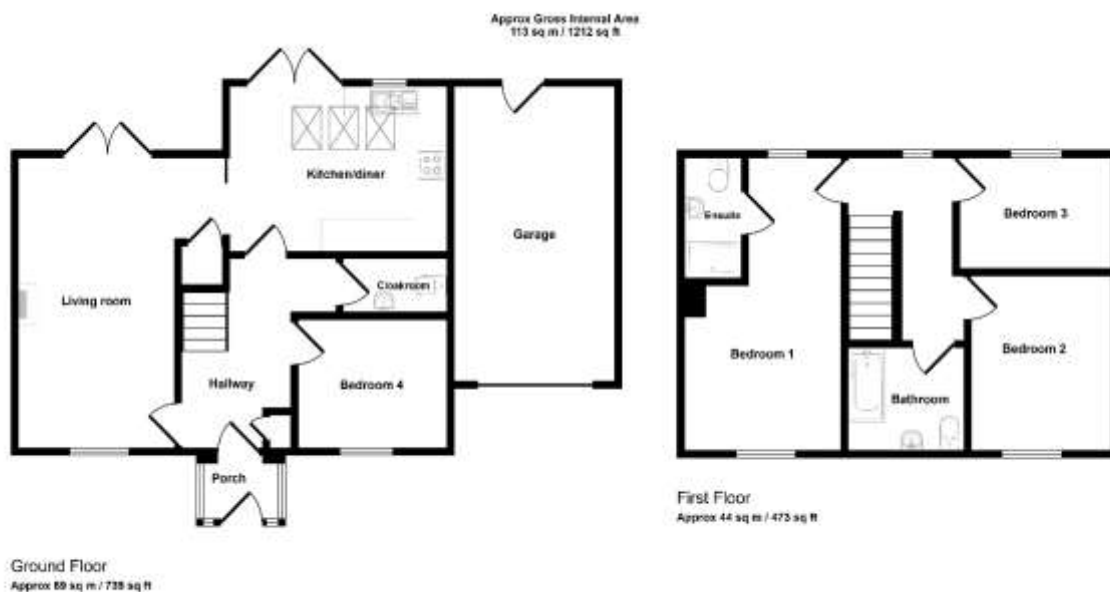
SERVICES Mains drainage, electricity and LPG gas.

AGENTS NOTE

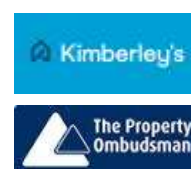
Although the property is of a generous size there is a covenant in place that any further development to the property will require permission from the neighbouring property.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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