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**Meneth,
Gweek, Helston**

**£325,000
Freehold**





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Property Introduction

Treetops is a delightful three bedroomed semi-detached dormer styled residence, located in an elevated setting within a desirable residential area of Gweek village.

Gweek is a charming rural Creekside village at the head of the famous Helford River surrounded by beautiful rolling countryside.

The property has external stone and rendered elevations, under a pitched concrete tiled roof and is mainly uPVC double glazed.

The front garden enjoys elevated views and ample off-road parking is provided by the tarmac driveway in addition to the single garage and to the rear the garden is gravelled for ease of maintenance.

Location

The quaint rural village of Gweek has a good community spirit and nestles within a sheltered Sylvan valley setting at the tidal limits of the Helford River. The superb day sailing waters can be accessed via the nearby boatyard where the river meanders along the scenic shoreline and eventually flows into Falmouth Bay. The area offers many splendid walks nearby such as the famous Cornish footpath giving access to both north and south shorelines of the Helford River. The area is a natural haven for wildlife along the sheltered creeks and the village hosts the National Seal Sanctuary which is an attraction for summer visitors. The village offers an excellent Public House, a well stocked local shop/Post Office, village hall, garage, boatyard with cafe and a local bus service runs to Helston and Falmouth. The city of Truro is seventeen miles to the east and the well-respected market town of Helston is only about three miles distant offering an eclectic array of shops, schools, and national supermarkets.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE PORCH

Wall mounted electric fuse board cupboard, ceiling light, tiled floor and uPVC double glazed door into:-

HALLWAY

L-shaped with ceiling light, electric radiator and telephone point. Stairs to first floor. Wooden flush doors opening off to:-

LIVING ROOM 14' 4" x 13' 11" (4.37m x 4.24m) max. measurements

A light and airy room with a large double glazed patio door opening to the patio and garden with double glazed full length side panels to either side enjoying views over the treetops across the valley. Central fireplace housing wood burner with wooden mantel shelf over. Electric radiator, TV and telephone point and ceiling light.

KITCHEN/DINER 13' 10" x 10' 7" (4.21m x 3.22m)

Range of wall and base units with melamine working surfaces over incorporating an inset stainless steel drainer sink unit with mixer tap and integrated electric induction hob and double electric fan oven. Space and plumbing for washing machine and dishwasher. Ceramic tiled floor and under stairs pantry storage cupboard. Space for dining table and chairs. Internal window and sliding glazed door out to the:-

GARDEN ROOM 13' 4" x 6' 10" (4.06m x 2.08m)

A useful room in need of modernisation with windows overlooking the rear garden. Useful for storage. Ceramic tiled floor. Mono sloping clear plastic roof covering. Wooden door leading to the garden.

BEDROOM TWO 9' 9" x 7' 8" (2.97m x 2.34m)

A small double bedroom (currently used as an office) with double glazed window overlooking the front garden with a view of the distant treetops. Electric radiator and ceiling light.

BEDROOM THREE 9' 10" x 7' 8" (2.99m x 2.34m)

A small double bedroom with double glazed window overlooking the rear garden and patio. Electric radiator and ceiling light.

BATHROOM

Comprising panelled spa bath with electric shower over, low level WC and pedestal wash hand basin with tiled splash back. Radiator. Double glazed window. Ceiling light.

FIRST FLOOR LANDING

Doors off to:-

DRESSING AREA

A generous range of bespoke built-in wardrobes with sliding doors and drawer units offering a good range of storage space, opening out to:-

PRINCIPAL BEDROOM 14' 11" x 11' 5" (4.54m x 3.48m) plus recess and dressing area

A generous room with window overlooking the side aspect and a double glazed 'Velux' window both of which enjoy views towards Gweek harbour with seating area and useful eaves storage space. Ceiling light. Electric radiator and boiler.

SHOWER ROOM

Comprising a white suite with tiled corner shower cubicle, low level WC and pedestal wash hand basin. Inset spotlights. Electric radiator and extractor fan.

OUTSIDE FRONT

The front garden has a paved patio with elevated views over the surrounding rooftops and treetops to the hillside beyond. The garden is lawned and bordered by a Cornish Hedge with various established plants, shrubs. The entrance property is approached from the driveway with steps leading up to the front entrance.

SIDE GARDEN

Small garden area for bin storage. Driveway space for two cars leading to the single garage.

REAR GARDEN

The rear garden is secluded, private and ideal for outside entertaining. The garden is stone chipped and designed for low maintenance with a log storage area and a useful block-built storage building (as detailed below). There are raised planted borders and an outside tap.

GARAGE 17' 8" x 7' 9" (5.38m x 2.36m)

Single garage with metal up and over door accessed from the rear garden and front of the house with power and light. Door to:-

GARDEN STORE 14' 7" x 5' 7" (4.44m x 1.70m)

Having power.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE The Council Tax band for the property is band 'C'.

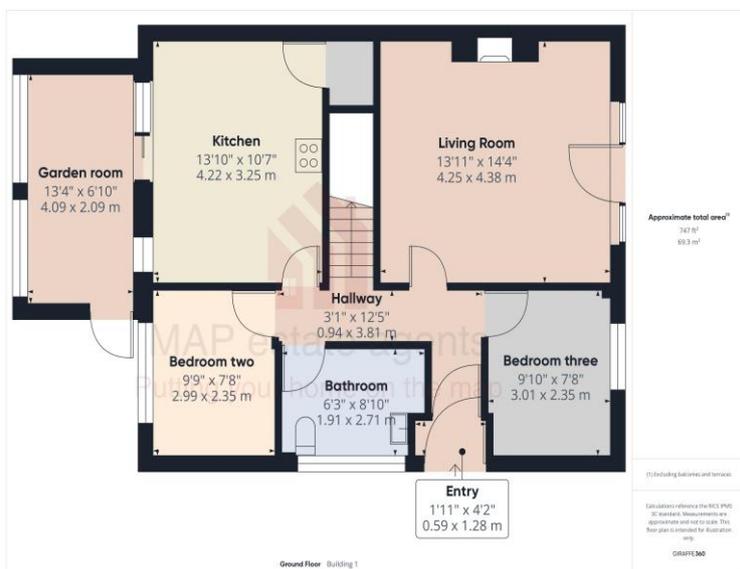


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Semi-detached dormer bungalow
- Three bedrooms
- Living room and kitchen/diner
- Garden room
- Private rear garden
- Garage and off-street parking
- Storage shed
- Electric Eco heaters installed February 2025
- Close to amenities
- Close to creek and sailing waters



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