

STAGS

Ivy Cottage

Ivy Cottage Pellor Road

Breage, Helston, TR13 9QL

Praa Sands 3 Miles - Helston 3 Miles

Charming Grade II listed property seamlessly combines period character and historic appeal with the comforts of modern living.

- NO ONWARD CHAIN
- Charater Cottage
- Parking
- Detached
- Freehold
- 3 Bedrooms
- Large Gardens
- Village Location
- Conservatory
- Council Tax Band D

Guide Price £425,000

SITUATION

The popular village of Breage enjoys a strong sense of community and offers a good range of local amenities, including a public house, social club, church, village hall, post office and village shop, children's play park and primary school.

Set amidst the attractive countryside of West Cornwall, the village is surrounded by rolling farmland, woodland and historic landscapes. Nearby, the National Trust estate of Godolphin provides access to the impressive Godolphin House and its surrounding grounds, whilst the nearby hills of Godolphin and Tregonning offer a variety of scenic walking routes and far-reaching panoramic views across South West Cornwall.

The village is conveniently positioned for the market towns of Helston and Penzance, as well as the highly regarded fishing port of Porthleven, renowned for its picturesque harbour and excellent selection of restaurants, cafés and independent businesses.

The surrounding coastline is equally appealing, with access to beaches on both the north and south coasts of Cornwall, together with sections of the renowned South West Coast Path, making this an excellent location for those wishing to enjoy the area's outstanding coastal scenery, countryside and outdoor pursuits.







THE PROPERTY

This delightful Grade II listed cottage is a charming and historic home, rich in character and period appeal. With its quintessential chocolate box appearance, exposed beams and inviting cottage feel, the property offers a wonderful opportunity to acquire a distinctive home steeped in history. A particularly notable feature is the distinctive rounded external chimney to the rear, adding further individuality and architectural interest to this appealing property.

The ground floor accommodation comprises a galley-style kitchen, a separate dining room ideal for family meals and entertaining, and a welcoming lounge. A conservatory further enhances the living space, providing an additional reception area in which to relax throughout the seasons.

On the first floor, there are three generously proportioned bedrooms, served by a family bathroom. The accommodation offers flexibility for family living, visiting guests or those seeking a characterful home with a strong sense of history.

Combining its attractive cottage appearance, traditional features and practical accommodation, this is a particularly appealing property offering a wealth of charm and individuality.

OUTSIDE

The property benefits from parking for two to three cars situated to the rear of the cottage. To the front, there is a level garden offering an excellent opportunity for landscaping and creating an attractive outdoor space to complement the character of the home.

Across the shared gravelled area, a further generous, detached garden provides additional outdoor space. Also level and offering considerable potential, this area could be adapted to suit a variety of requirements, whether creating an attractive garden retreat, growing fruit and vegetables or providing space for outdoor recreation. Together, the gardens offer a degree of flexibility and scope for a new owner to create their own individual outdoor setting.

SERVICES

Mains water and electricity.
Private Drainage - shared septic tank
Electric Heating.

VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

What3words///technical.save.cats

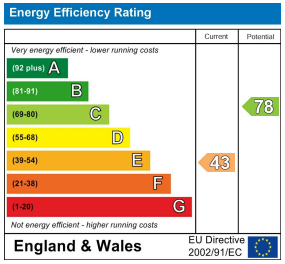






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