



Milldale Herland Road, Godolphin Cross, TR13 9RD

£425,000 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

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/>

COUNCIL TAX

Council Tax Band D.

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.

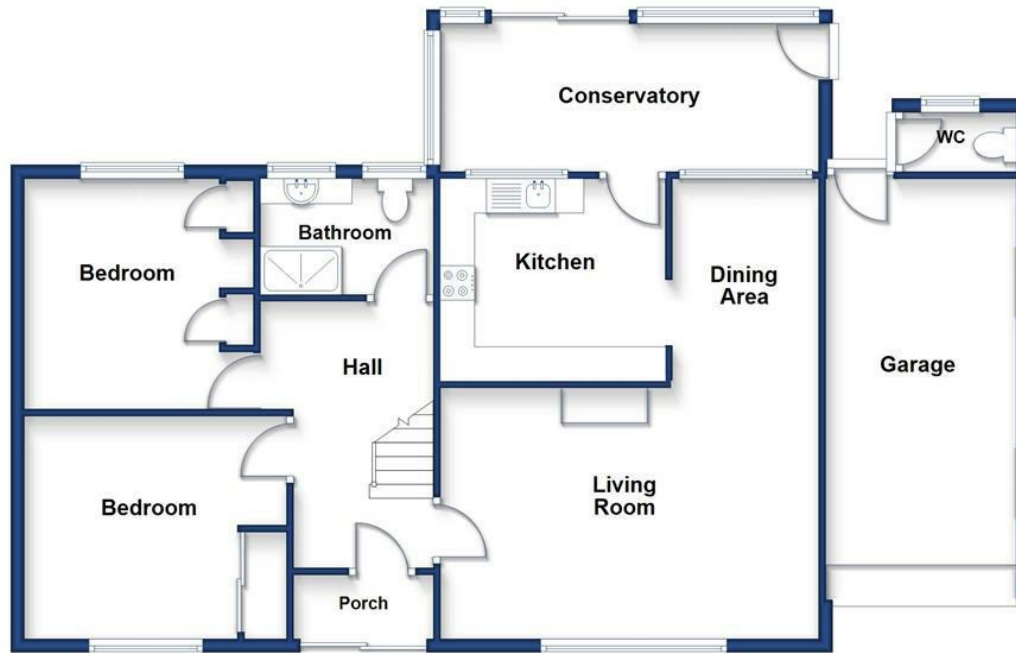
DATE DETAILS PREPARED.

15th December 2025



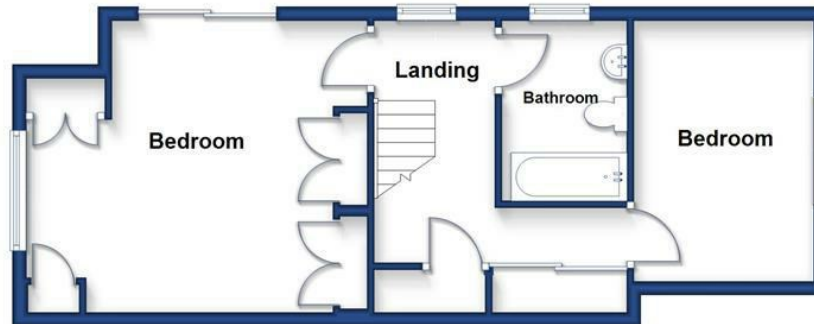
Ground Floor

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



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