


# 5 Cryben, Gweek, TR12 6UP

£335,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

# 5 Cryben

- THREE BEDROOM DETACHED BUNGALOW
- LOVELY OUTLOOK ACROSS THE GARDEN TOWARDS THE BOATYARD
- SPACIOUS LIGHT & WELCOMING OPEN PLAN LOUNGE
- GENEROUS SIZE ENCLOSED GARDENS
- DRIVEWAY & GARAGE
- DOUBLE GLAZING & SOLAR PANELS
- FREEHOLD
- COUNCIL TAX D
- EPC C75

Nicely situated in the well regarded residential area of Cryben in Gweek, this appealing three bedroom detached bungalow enjoys a lovely outlook to the rear across the garden and towards Gweek Boatyard and the countryside beyond.

The bungalow features a spacious light and welcoming open plan lounge and dining room with a picture window to the front garden and a conservatory to the rear. This would seem a perfect place in which to sit and relax and take in the scene across the village and listen to the marine sound of halyards on the yacht masts in the creek and adjacent Boatyard.

There is a modern fitted kitchen complete with a glass serving hatch and a stable door, whilst the shower room is well appointed with a curved glass cubicle and an electric shower.

The internal accommodation is completed by three bedrooms (two double) and a useful cloakroom.

Outside the real highlight is the rear garden which is generously sized and neatly enclosed. Laid largely to lawn with an elevated patio area, it would seem an ideal place in which to sit out and relax and enjoy the afternoon and early evening sunshine.

The accommodation in brief comprises an entrance hallway, cloakroom, kitchen, lounge / dining room, conservatory, shower room and three bedrooms. Outside the driveway leads on to the garage and gardens to the front and rear. The bungalow benefits from oil fired central heating, double glazing and solar panels.







Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. This truly wonderful village offers a welcoming and active community with a range of facilities to include an exceptionally well stocked village stores and Post Office with some pop-up hot food options as well as a traditional Village Pub with restaurant. The Boatyard offers boat storage and direct access to the Helford River. There is also a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions and Gweek is home to the Cornish Seal Sanctuary.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps lead down to

CANOPY PORCH

HALLWAY

'L' shaped with storage cupboards with hanging rail and shelving, airing cupboard housing the immersion cylinder, loft hatch to roof space and doors off to all internal rooms.

CLOAKROOM

Having a low-level w.c and a pedestal wash hand basin with vanity cupboard under, tiled flooring and obscure glazed window to the front aspect.

KITCHEN 12'1" x 8'9" (3.68m x 2.67m)

Comprising a modern fitted kitchen with working top surfaces incorporating a one and a half bowl sink with drainer and swans neck mixer tap over and a four ring gas hob with hood over. Integrated appliances include a Neff electric oven and grill whilst spaces are provided for a washing machine, dishwasher, fridge freezer, and tumble dryer. There are a useful range of base cupboards and drawers with matching high-level units, including a glass display cupboard, tiling to the floor, partially tiled walls, a glass serving hatch to the dining room, a spotlighting arrangement, a large window to the rear garden and Gweek boatyard beyond and a part obscure glazed UPVC stable door to the rear.

LOUNGE / DINING ROOM 26'6" x 11'1" (8.08m x 3.38m)

A light and generously sized living space with a stone fireplace and hearth housing a gas fire and providing a nice focal point for the room. With pendant lighting arrangements, a large picture window to the front garden, twin glass hinged serving hatches to the kitchen and a sliding door to the conservatory.

**CONSERVATORY 12'6" x 9'9" (3.81m x 2.97m)**
A triple aspect room flooded with natural light with an array of windows enjoying a lovely outlook beyond neighbouring properties towards Gweek boatyard and the woodlands and countryside beyond. With attractive wall lighting, terracotta tiled flooring and French doors opening out to the rear patio.

**SHOWER ROOM**
With a modern fitted suite comprising a low-level w.c with concealed cistern, a wash hand basin set within a vanity unit with cupboard below and a large curved shower cubicle with sliding doors, housing an electric shower. There is tiling to the walls and floor, recessed spotlighting, a vanity unit and wall mounted cupboard and obscure glazed window to the rear aspect.

**BEDROOM ONE 12'5" x 8'8" (3.78m x 2.64m)**
Comfortable double bedroom with large picture window to the front aspect.

**BEDROOM TWO 12'4" x 9'5" (3.76m x 2.87m)**
Double bedroom with window to rear garden and Gweek beyond.

**BEDROOM THREE 8'9" x 6'9" (2.67m x 2.06m)**
With window to front aspect.

**OUTSIDE**
The front garden is neatly enclosed by fencing and a low-level wall with an area of lawn and a border housing mature plants and shrubs. There is a pathway with steps down to the front of the property, pathways to either side and a driveway leads on to the garage.

The garden to the rear is neatly fenced with a raised patio area which has a lovely outlook across Gweek towards the boatyard and beyond. Laid largely to lawn the rear garden enjoys a sunny aspect with a feature border with mature shrubs, a summer house, greenhouse and an outside tap.

**GARAGE 18'4" x 8'6" (5.59m x 2.59m)**
With an up and over door, power and light and housing a Worcester oil fire boiler.

**SERVICES**
Mains electricity, water and drainage.

**AGENTS NOTE**
We are advised the solar panels are owned and not leased. Further details available upon request.

**COUNCIL TAX**
Council Tax Band D.

**WHAT3WORDS**
billiard.hatch.dunk













**ANTI-MONEY LAUNDERING**

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

**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/

**PROOF OF FINANCE - PURCHASERS**

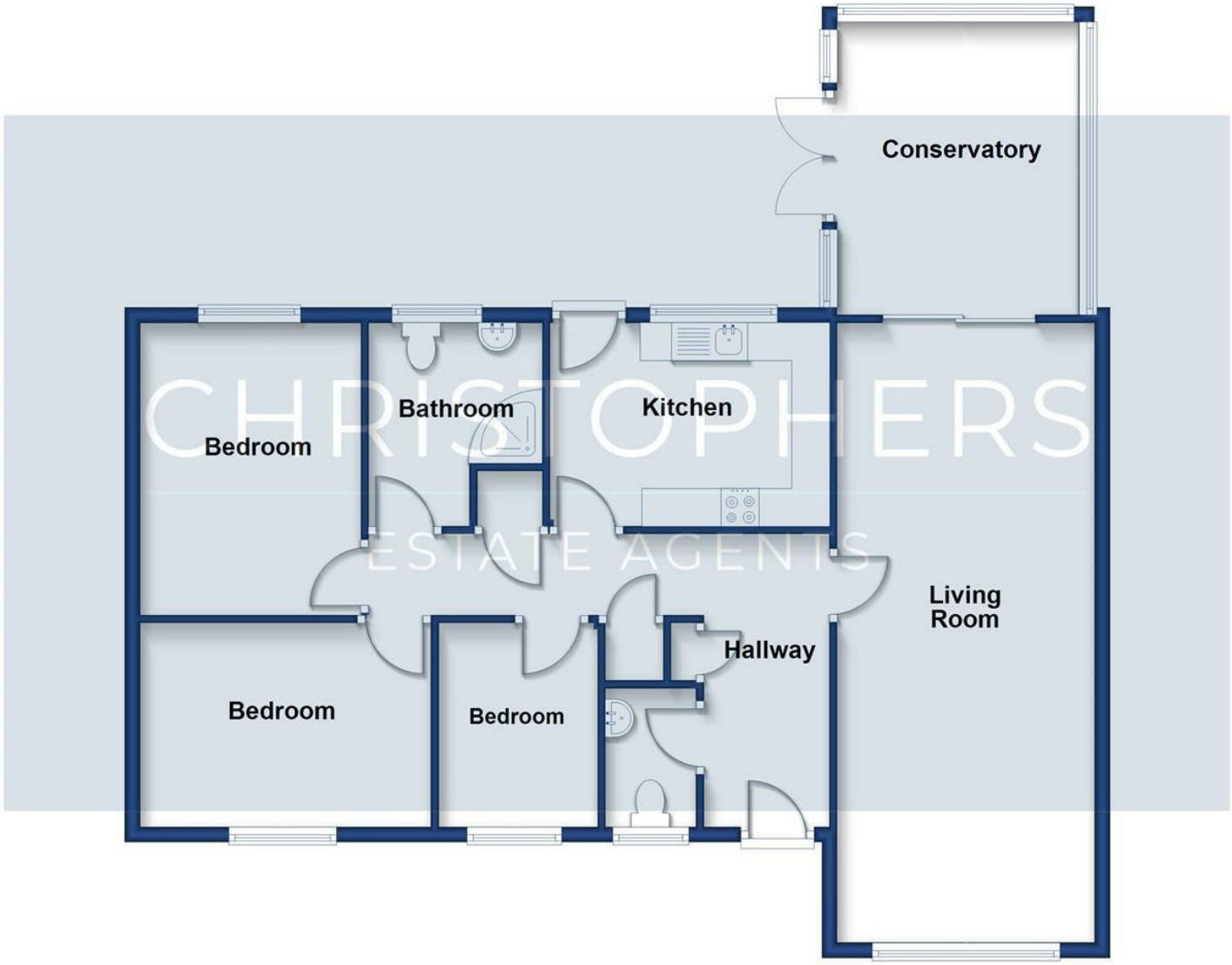
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**DATE DETAILS PREPARED.**

11th March 2026.

# Ground Floor

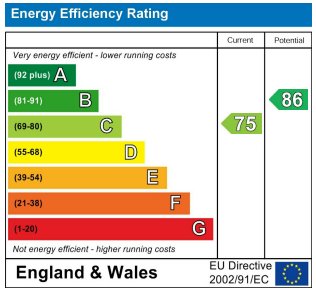
Approx. 100.7 sq. metres (1083.9 sq. feet)




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Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS




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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 carpets 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.




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