



1 Glebe Terrace, Constantine, Falmouth, TR11 5AE

£285,000

On the instruction of the co-executors and for sale in the open market for the first time since construction: a pre-war village house, occupied by the same family for over 50 years, providing 4 bedroom accommodation, set within large, level gardens, in the centre of this ever-popular and well served North Helford Area village, whose excellent day-to-day amenities are all within walking distance. The property would now benefit from some degree of updating but provides great potential, although prospective purchasers should note a Section 157 occupancy restriction applies, meaning future owners must have lived or worked in the county for at least the last 3 years. To be sold with the benefit of a recent A1 Concrete Screening Assessment and vacant possession with no onward chain.

Key Features

- 4 bedroom village home
- Large level gardens
- Double glazing and economic electric heating
- Section 157 occupancy restriction
- Excellent amenities 'on the doorstep'
- In need of some updating
- Clear A1 Concrete Screening assessment
- EPC rating E



THE PROPERTY

1 Glebe Terrace has been in the same family's ownership for well over fifty years and is now to be sold for the first time in the open market since construction prior to the Second World War. Some refurbishment works have been conducted over the years, including the installation of double glazing, some internal insulation and economic electric heating, but many prospective purchasers will no doubt want to undertake some further improvement and updating works. In addition, the extent of the gardens to the side and rear provide great scope for extension to the existing accommodation, if required, subject to all necessary consents.

Being an ex-local authority house in a village location, a Section 157 occupancy restriction applies, meaning future owners must have lived or worked in the county for at least the last three years. Being of pre-war construction, a Concrete Screening assessment has been completed which provides a clear, fully mortgageable A1 classification.

THE LOCATION

Glebe Terrace is situated close to the 'heart' of this well served village whose excellent amenities are all within walking distance and include a highly regarded county primary school, social club, public house, two convenience stores, community hall (the Tolmen Centre), church and doctors surgery. The sailing waters of the Helford River are nearby and accessed from Gweek, Port Navas and Helford Passage - home of The Ferry Boat Inn. The village of Mawnan Smith is approximately four miles distant, Helston is within seven miles, with a similar distance leading to the port of Falmouth - 'Gem of the Cornish Riviera'.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

Replacement uPVC double glazed door with matching side screens opening directly from the pathway and front gardens. Plant shelving, part glazed casement door opening into the:-

ENTRANCE HALL

Staircase rising to the first floor with storage area under.

GROUND FLOOR SHOWER ROOM

Part tiled walls, Mira instant shower, wall mounted wash hand basin. Strip light/shaver socket, obscure uPVC double glazed window to the side elevation, extractor fan, electric convector heater.

LOUNGE

Replacement uPVC double glazed window to the front elevation overlooking the gardens and village to Constantine church. Electric room heater, picture rail, corner fireplace with slate hearth, TV aerial lead. Small pane casement doors from the entrance hall and to the:-

KITCHEN/DINER

A well proportioned room, the full breadth of the rear of the house, with two replacement uPVC double glazed windows overlooking the deep, well stocked rear gardens. Former range cooker recess (now blocked), tall broom cupboard. Range of fitted wall and base units with round-edge worksurfaces between with complementary tiled splashback.

Inset sink unit with mixer tap and cutlery drainer. Recess with plumbing for washing machine. Shelved pantry cupboard, tall storage cupboard, space for tall fridge/freezer. Telephone point, electric heater. Small pane door to the:-

REAR PORCH

Replacement uPVC double glazed door to the rear gardens.

CLOAKROOM/WC

Fully panelled walls, low flush WC, obscure double glazed window to the side elevation.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation, electric heater, access to over-head loft storage area. The rooms in a clockwise rotation from the top of the stairs:-

BEDROOM TWO

uPVC double glazed window to the rear elevation, electric panel radiator, picture rail.

BEDROOM THREE

uPVC double glazed window to the rear elevation, electric panel radiator, built-in airing cupboard with copper cylinder with immersion heater and linen shelving. Picture rail.

BEDROOM ONE

uPVC double glazed window to the front elevation with views over the village to the church. Electric panel radiator. Picture rail.

BEDROOM FOUR

uPVC double glazed window to the front elevation, electric panel radiator.

THE EXTERIOR

FRONT GARDEN

Pedestrian gateway providing direct and easy access to the village centre and amenities. A broad concrete pathway leads to the gable entrance porch with, to one side, a tarmac sun terrace. Large level gravelled area with mature shrubs, level lawn and picket fencing continuing to the:-

SIDE GARDEN

Again, completely level, well enclosed by stone walling and timber fencing. Central flower bed with granite edging and azaleas. Gravelled boundary with further mature shrubs and granite edging. Timber fencing and pedestrian gate opening into the:-

REAR GARDEN

A particular feature of the property, larger than expected, completely level and well enclosed to all sides by mature hedging. Concrete pathway continuing from the side of the house forming another terrace to the rear, with courtesy door to the rear porch. Cold water tap, bin storage area, coal bunkers. Rockery edged borders with many mature flowering shrubs and plants including hydrangeas, camellias, magnolia and tall palm tree. Gravelled terrace and pathway, various stores (in need of repair). Gravelled pathway continuing to the rear boundary, level lawned area, paved patio.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Electric heating.

COUNCIL TAX

Band B - Cornwall Council.

AGENT'S NOTE ONE

The property is subject to a Section 157 occupancy restriction which means a future owner must have lived and/or worked in the county of Cornwall for at least the last three years.

TENURE

Freehold.

AGENT'S NOTE TWO

A Concrete Screening assessment was conducted on 17 March 2026 and provides a clear, fully mortgageable, A1 classification.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

Proceed into the village of Constantine and continue up Fore Street, passing the two stores and public house on the left-hand side. Immediately after the left-hand turning to Gweek, Glebe Terrace will be found on the right-hand side, directly opposite Constantine Social Club, and within approximately 300 yards of the village school.

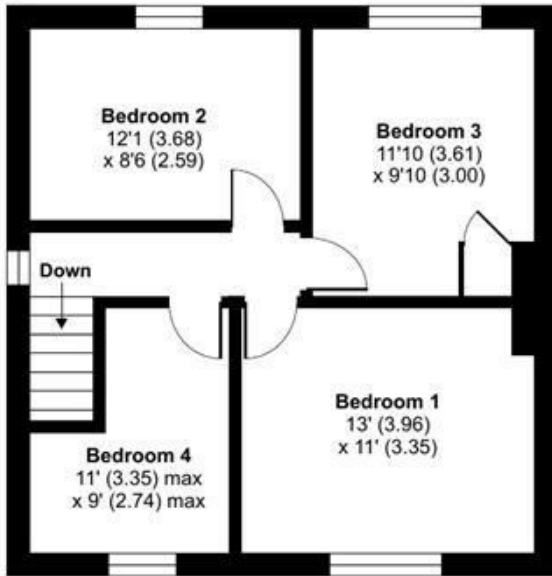


Floor Plan

Glebe Terrace, Constantine, Falmouth, TR11

Approximate Area = 1099 sq ft / 102.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Laskowski & Company. REF: 1434141