

MAP estate agents
Putting your home on the map

Ponjeravah, Constantine, Falmouth

Ponjeravah, Helston

Constantine village 0.6 miles | Potager Gardens 0.3 miles | Mawnan Smith 3 miles | Falmouth 6 miles | Truro 13 miles | Newquay Airport 35 miles | Plymouth 71 miles | Exeter (M5) 104 miles (Distances are approximate)

A rare opportunity to acquire this beautiful four bedroom cottage offering a truly private and peaceful rural setting, nestled in mature, peaceful and secluded gardens which have been successfully shown as part of the National Garden Scheme for 14 years.

Kitchen | Lounge/dining room | Dining room | Utility room | Conservatory | Four bedrooms (one en-suite) | Family bathroom | Detached garage | Garden store/workshop | Overall land of approximately 1.5 acres

£795,000
Freehold









Property Introduction

For keen and enthusiastic gardeners, this property is an absolute delight. This is a garden with a cottage, rather than a cottage with a garden - the grounds are the true heart of this wonderful home. The extensive gardens surround the cottage and provide a stunning outdoor sanctuary, featuring a superb variety of mature trees, established shrubs, colourful planting, and hidden areas to explore and enjoy throughout the seasons. A charming stream runs through the gardens, complete with a delightful bridge, creating a tranquil and picturesque environment that adds to the unique character and appeal of this special property. The cottage itself offers four bedrooms and would benefit from some modernisation, providing an exciting opportunity for a buyer to create a home perfectly suited to their own style and requirements. The property also benefits from a detached garage, summer house, workshop, garden storage, and ample parking.

Perfect for those who appreciate gardening, nature, privacy, and outdoor living, this is a rare opportunity to own a truly special property where the gardens take centre stage. A must-view for anyone looking for peace, tranquility, and the chance to create their dream country retreat.

Location

The property is positioned just outside Constantine. This lovely, self-contained village boasts excellent amenities that include two well stocked shops, one famous for its collection of malt whiskies, a primary school with an attached pre-school and a pre-school and forest school. There is also a doctors surgery, community and arts centre, sports club and church. There are lovely walks close by in Constantine Woods, Port Navas and the Helford River. The nearest beach is an approximate ten minute drive away. A bus stop is conveniently located at the end of the lane, providing easy access to local bus services

ACCOMMODATION COMPRISES

Approached via a charming pathway surrounded by an abundance of established plants and colourful flowers, leading to a stable style door opening to:-

ENTRANCE PORCH

Windows overlooking the gardens and door providing access into the:-

LOUNGE/DINING ROOM 13' 2" x 12' 8" (4.01m x 3.86m) maximum measurements

PLUS 13' 0" x 9' 3" (3.96m x 2.82m) maximum measurements

A charming double-aspect reception room enjoying a pleasant outlook over the beautifully established gardens. The room features an impressive inglenook fireplace with a wood burning stove, creating a cosy focal point. Additional features include stairs rising to the first floor, useful storage cupboards, wall lights, ceiling lighting and a front-facing window overlooking the gardens. Doors leading to the dining room and kitchen. Steps and door to hallway leading to the kitchen and steps and door to:-

DINING ROOM 14' 6" x 13' 1" (4.42m x 3.98m)

A charming dining room enjoying a lovely outlook over the gardens. The room features a rear aspect window and door providing access to the outside, fitted carpet and ceiling lighting, creating a space for family dining and entertaining. Door to:-

UTILITY ROOM 7' 9" x 5' 0" (2.36m x 1.52m)

The utility room benefits from a double-aspect outlook and provides space with plumbing and room for a washing machine and freezer. The room features a sink with worktop space offering useful additional workspace and storage.

HALLWAY

Providing access to the kitchen, a useful cloakroom/WC and a door out to the gardens. The hallway provides a connection between the main living accommodation and the outdoor space.

KITCHEN 9' 2" x 7' 7" (2.79m x 2.31m)

A bright and well appointed double aspect kitchen featuring windows overlooking the surrounding gardens. The kitchen is fitted with worktops, a stainless steel sink and attractive exposed granite detailing. There is space for a fridge, along with an integrated gas hob (fired by gas bottles), oven and microwave. The room offers excellent potential for modernisation whilst providing a welcoming space for everyday living.

CLOAKROOM/WC

Comprising a low-level WC and vanity wash hand basin. A window provides natural light and ventilation.

CONSERVATORY 13' 1" x 11' 10" (3.98m x 3.60m)

Situated adjacent to the kitchen and accessed via the rear door, this bright and welcoming conservatory features windows and a door overlooking the beautiful gardens. The room provides a lovely additional living space, allowing you to enjoy the surrounding views and tranquil outdoor setting throughout the year.

FIRST FLOOR LANDING

Accessed via stairs from the lounge, the split landing provides access to the first floor rooms and benefits from natural light and features useful storage cupboards, providing additional storage space. Doors through to:-







BEDROOM TWO 13' 7" x 9' 6" (4.14m x 2.89m) maximum measurements
This comfortable bedroom benefits from a front aspect window overlooking the gardens. The room features fitted wardrobes, useful storage, and ceiling lighting. Door through and step down to:-
BEDROOM ONE 13' 0" x 12' 6" (3.96m x 3.81m)
A spacious triple aspect bedroom enjoying views over the surrounding gardens. The room benefits from fitted wardrobes, fitted carpet, ceiling lighting and a useful storage cupboard with access to the loft space. Door to:-
EN-SUITE
Comprising a low-level WC, wash hand basin set within a vanity unit and an enclosed electric shower. A rear aspect window provides natural light and ventilation.
BEDROOM THREE 13' 5" x 9' 0" (4.09m x 2.74m)
A doorway opens to a well proportioned bedroom featuring a front aspect window, useful storage cupboards, fitted carpet, and ceiling lighting. Opening with steps to:-
LOWER LANDING
Doors off to:-
BEDROOM FOUR 9' 0" x 5' 8" (2.74m x 1.73m) plus door recess
A comfortable single bedroom benefits from double aspect windows overlooking the gardens. The room features fitted wardrobes, useful storage housing for the hot water cylinder and additional storage space.
BATHROOM
The bathroom comprises a panelled bath with mixer taps and a wash hand basin set within a vanity unit. A window overlooks the gardens.
GARDENS AND GROUNDS
Approached via two separate gates, one provides access to the garage whilst the other leads to the main entrance, additional parking area and stunningly established gardens. A true highlight of the property, the exceptional gardens create a peaceful and private setting, with a charming stream meandering through the landscape and crossed by an attractive bridge.

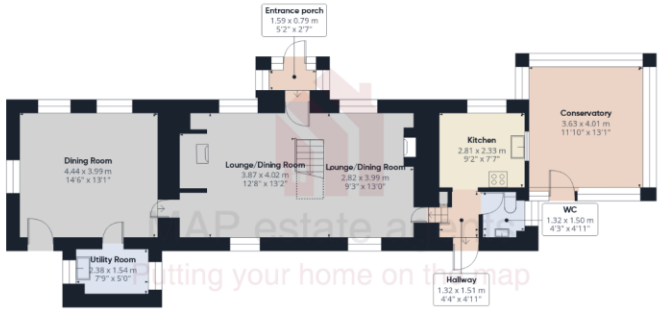


Designed to provide year round colour and interest, they feature an impressive collection of mature trees, shrubs, flowering plants and specialist specimens making them a haven for keen gardeners. Spring brings an abundance of crocuses, daffodils, fritillarias and narcissi complemented by an extensive collection of azaleas. The grounds also include an outstanding variety of mature shrubs and specimen trees, including a Cornus 'The Wedding Cake Tree', Chinese Lantern, Chilean Fire Bush, spring flowering cherry trees, and a selection of Acer trees and shrubs providing spectacular autumn colour. Climbing and shrub roses, many beautifully scented, together with fragrant climbing jasmine and colourful herbaceous borders ensure interest throughout the seasons.

Nestled amongst the planting is a delightful summerhouse, whilst several seating areas provide tranquil spots to relax and enjoy the surroundings. A large ornamental pond planted with water lilies, irises and other moisture loving plants creates a peaceful focal point alongside the stream.

For those with a passion for gardening, the property is exceptionally well equipped with a greenhouse, potting shed, tool shed, fruit cage and various areas dedicated to growing vegetables. Further outbuildings include a workshop, wood store, garden store and a water house with its own private borehole, enhancing the property's practicality and self-sufficiency. The gardens and grounds are a truly outstanding feature of this unique hoe and must be viewed to fully appreciate their beauty, tranquility and exceptional diversity.

GARAGE 18' 1" x 12' 3" (5.51m x 3.73m)
GARDEN STORE 10' 4" x 9' 6" (3.15m x 2.89m) maximum measurements
GARDEN WORKSHOP 13' 3" x 8' 4" (4.04m x 2.54m)
SERVICES
The property benefits from a private borehole water supply, mains electricity, and a private septic tank system.
AGENT'S NOTE
The Council Tax band is band 'F'.
DIRECTIONS
Driving through Treverva, turn left at the crossroads signposted for Constantine. Follow this road, passing Potager Gardens on your left-hand side. Before reaching Constantine village, turn left at the bridge and follow the road for approximately one mile. The property is signposted along this route. If using What3Words:- logic.reconnect.elated



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

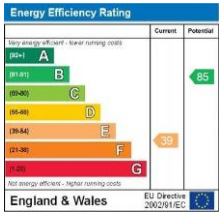
174.2 m²

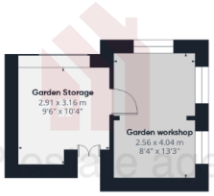
1875 ft²

Reduced headroom

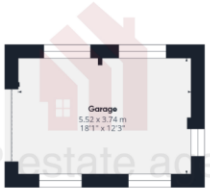
1.3 m²

14 ft²





Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

------ Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MAP's Top reasons to view this home

- Secluded position within 1.5 acre grounds
- Uninterrupted and far-reaching countryside views
- Located in an Area of Outstanding Natural Beauty
- Four bedroom detached cottage
- Generous size lounge/dining room with inglenook
- Summerhouse
- Workshop and garden storage
- Picturesque tranquil landscape gardens
- Garage with ample off-road parking
- Chain free sale

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