Laskowski &Co



# 13 Forthcrom, Gweek, Helston, TR12 6UN

## Guide Price £375,000

Occupying an elevated position within popular Forthcrom in the highly regarded village of Gweek, is this beautifully presented and spacious 3 bedroom detached bungalow. The property enjoys a particularly private corner plot with lawned gardens to 3 sides. The light and bright accommodation has been updated by the present owners comprising: a spacious entrance hallway, sociable dual aspect reception room with wood-burning stove, 3 good size bedrooms, a recently refitted kitchen, refitted contemporary family bathroom and separate cloakroom/WC. A driveway provides off-road parking for 2 cars, leading to an extended garage/workshop. The wraparound gardens include a rear patio seating area and timber summerhouse. Forthcrom is situated just a short stroll from the heart of the village, creekside walks and boatyard. Village amenities include a renowned village shop, popular public house and Cafe.

## Key Features

- Beautifully presented and updated 3 bedroom bungalow
- Spacious dual aspect reception room with wood-burning stove
- Off-road parking for 2 cars
- Close to the village centre and amenities
- Elevated corner plot with private gardens
- Refitted contemporary kitchen and bathroom
- Extended attached garage with workshop space
- EPC rating E











## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY
Approached via an obscure glazed uPVC front door with matching obscure glazed side window. Solid wood doors leading to the living room, bedrooms, and family bathroom, while remaining open to the kitchen. Built-in storage cupboard with hanging rail, providing storage for coats and shoes. Separate airing cupboard with shelving and housing the high-pressure hot water system. Night storage heater, two central ceiling lights, loft hatch, light-coloured fitted carpet.

### LIVING ROOM
A beautifully light, spacious, and comfortable reception room enjoying a sunny south west-facing aspect. The room is generously proportioned, easily housing comfortable seating and a family sized dining table. Large, full length and height uPVC double glazed picture window much natural light and enjoying a pleasant view over the front lawned garden towards the masts of Gweek Boatyard. Additional uPVC double glazed window to the rear, overlooking the garden. Recessed cast iron wood-burning stove, set on a slate hearth with a brick surround and wooden mantel over. Two central ceiling lights, wall mounted electric heater, solid wood door to the kitchen, light-coloured fitted carpet.

### KITCHEN
A beautifully appointed and recently installed modern kitchen featuring a comprehensive range of eye and base level units. Solid wood worktop, inset one and a half bowl sink and drainer unit with extendable swan-neck mixer tap, deep pan drawers, built-in wine rack, and attractive part tiled walls and splashbacks. Integrated appliances include a four-ring induction hob with electric fan-assisted oven below and extractor fan over, built-in microwave oven. Space for an under-counter fridge. Wood-effect laminate flooring and central ceiling light. Two separate larder cupboards with shelving, one housing the consumer unit and electric meter. uPVC double glazed window to the rear aspect overlooking the garden, obscure double glazed uPVC rear door providing direct access to the outside.

### BEDROOM ONE
A generously sized principal bedroom boasting a large uPVC double glazed picture window enjoying a south west aspect with a view towards the nearby boatyard. Panelling to one wall, central ceiling light, light-coloured fitted carpet.

### BEDROOM TWO
A second well proportioned double bedroom offering an outlook over the rear garden via a uPVC double glazed window. Night storage heater, central ceiling light, light-coloured fitted carpet.

### BEDROOM THREE
A good-sized single bedroom with large uPVC double glazed window to the front aspect, overlooking the lawn. Night storage heater, central ceiling light, light-coloured fitted carpet.

### FAMILY BATHROOM
A refitted, contemporary family bathroom featuring a white suite with modern P-shaped bath and side mounted hot and cold water taps, boiler-fed, twin-head rainfall-style shower and glass shower screen. Dual flush WC, vanity unit housing wash hand basin with a mixer tap and tiled splashback. Electric wall mounted heated towel rail, wood-effect laminate flooring, obscure uPVC double glazed window to the rear aspect, central ceiling light, extractor fan.

## THE EXTERIOR

### FRONT GARDEN AND DRIVEWAY
The property is approached via a tarmacadam driveway providing off-road parking for two large vehicles and leading directly to the attached garage. The front garden is predominantly laid to lawn and surrounded by a low level hedge, providing a good degree of privacy. A path leads up to the front door and around the left-hand side of the property.

### SIDE AND REAR GARDENS
To the side of the property is an expanse of lawned garden with timber summerhouse, offering auxiliary storage. The side lawn extends around to the rear garden, which is fully enclosed by further mature hedging, ensuring privacy on all sides. The rear garden also features a paved patio area, ideal for alfresco dining with rear door giving direct pedestrian access into the garage.

### GARAGE AND WORKSHOP
An extended attached garage featuring a traditional up-and-over door, power, and light. The rear extension provides an ideal workshop space and includes a uPVC double glazed window and pedestrian door opening onto the rear garden. The garage also offers space and plumbing for a washing machine and tumble dryer. Subject to all necessary planning consents and permissions, this expansive space offers potential to be converted and incorporated into the main living accommodation.

## GENERAL INFORMATION

### SERVICES
High-pressure hot water system and mains electricity are connected to the property connected. Heating is provided via night storage heaters, electric radiators, and a wood-burning stove. Mains water and drainage are also connected.

### COUNCIL TAX
Band D - Cornwall Council.

### TENURE
Freehold.

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

































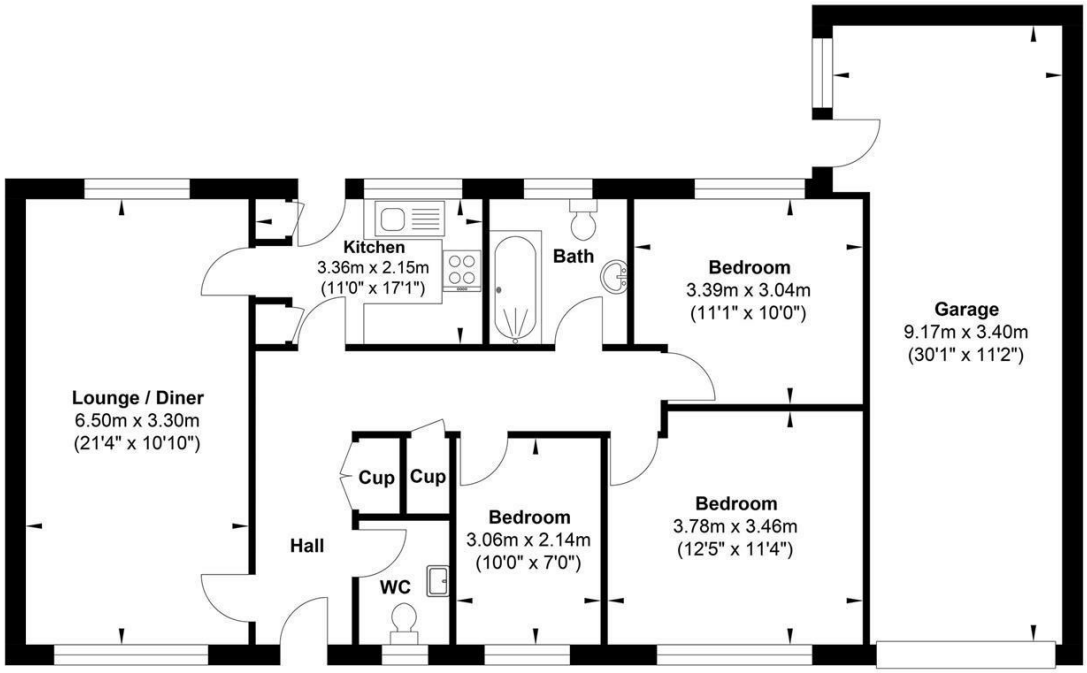








# Floor Plan




Gross Internal Floor Area : 106.24 m2 ... 1143.52 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.