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**Underlane,
Helston**

**£117,000
Freehold**





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Property Introduction

Subject to a Section 106 Local Occupancy Restriction, this is a rare opportunity to acquire a unique detached timber bungalow, occupying a generous plot of approximately half an acre situated along a private lane and enjoying a peaceful setting just off the main road. Originally a farm shop, the property has been rebuilt to create a well-presented three-bedroom detached bungalow offering open-plan living. Comprising open-plan lounge/kitchen, three bedrooms and a family bathroom, heating within the open-plan living/kitchen area is provided by an air source heat pump with air conditioning facility, whilst hot water is supplied by electric water heaters serving the kitchen and bathroom. Outside, the property benefits from ample off-road parking with the majority of the land positioned to the front and side of the bungalow, offering excellent outdoor space. Accessed via a private lane, the property enjoys a secluded feel while remaining conveniently located for nearby amenities and transport links. Any prospective purchaser will need to satisfy the eligibility criteria and be approved by Cornwall Council before a purchase can proceed, please see Agent's Notes for further details. **Cash purchase only due to water supply - please see note in 'Services'.**

Location

The two nearest primary schools are Porkellis (two and a half miles distant) and Wendron (three and a half miles distant). The highly regarded Stithians Lake Water sports Centre is three miles to the north and offers a range of water sports and a popular lakeside cafe. The nearby historic market town of Helston, just under five and a half miles away, stands at the gateway of the Lizard Peninsula - Britain's most southerly point, which gives access to some of the most dramatic scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area has magnificent scenery with the National Trust providing many walking routes and major features include Helston's boating lake, the outstanding Loe Pool and Loe Bar with the sea nearby. The harbourside town of Falmouth is just over eight and a half miles away with fantastic beaches, sub-tropical gardens, numerous restaurants, bars, a leisure centre, a golf course and the acclaimed National Maritime Museum. There are also excellent water sports facilities centred around the active harbourside. Falmouth is a thriving town and there is always something to do, especially with the many festivals that it hosts throughout the year. The city of Truro, just over twelve miles distant is the commercial and administrative centre of Cornwall offering a wide range of shops and stores as well as being a cultural centre with a museum, and cinema.

ACCOMMODATION COMPRISES

Entrance door opening to:-

OPEN PLAN LIVING/KITCHEN SPACE 21' 10" x 16' 2" (6.65m x 4.92m) L-shaped, maximum measurements

A spacious open plan living space with a well-appointed kitchen, creating a welcoming and practical living space. 'Velux' windows,

exposed rustic wooden beams and an impressive apex ceiling, create a light and spacious atmosphere. Finished with attractive slate flooring, the room provides access off to all bedrooms and further accommodation. The kitchen area features a front facing window, a range of wall and floor units with integrated oven, electric hob and extractor above. There is space for a washing machine and fridge/freezer, along with a stainless steel sink and drainer. The slate flooring continues through, complementing the practical and stylish finish.

BEDROOM ONE 10' 10" x 10' 1" (3.30m x 3.07m)

Featuring slate flooring, a front facing window and a high ceiling with exposed beam, creating a bright and characterful space.

BEDROOM TWO 10' 11" x 10' 0" (3.32m x 3.05m)

Featuring slate flooring, a rear facing window and a high ceiling with exposed beam, creating a bright and characterful space.

BEDROOM THREE 13' 5" x 5' 10" (4.09m x 1.78m)

A cosy single bedroom with a rear facing window allowing natural light to enter, complemented by slate flooring for a stylish and practical finish.

REAR VESTIBULE

Slate flooring. Featuring a traditional stable door leading out to the side garden. Providing access to the:-

BATHROOM

A bright and functional bathroom featuring a rear aspect window. Traditional style fittings including a pedestal basin, low-level WC and panel bath with electric shower over. Finished with attractive slate flooring.

OUTSIDE

Approached via a private lane from the main road, the property opens on to a parking area with the bungalow directly ahead overlooking its own land of 0.5 acres. The land is mainly positioned to the front and side of the property, with a small garden to the rear. The home enjoys a lovely rural setting, being surrounded predominantly by open countryside and adjoining fields, offering a sense of privacy and tranquility.

SERVICES

Mains electricity, water supply: Prospective purchasers will need to make their own arrangements to install an independent water supply, such as their own borehole or arrange a mains connection. All buyers will need to factor connection costs into their plans. Private drainage (septic tank).

AGENT'S NOTES

The Council Tax band for the property is band 'A'. Following a valuation by a qualified surveyor, carried out prior to marketing, we would draw all potential buyers attention to the construction of this property (timber framed 190mm in thickness) and should a mortgage be required that this is acceptable to your lender as its not universally accepted among mainstream lenders. Section 106 Affordable Housing Eligibility:- Please note that this property is subject to a Section 106 Affordable Housing Agreement. Any prospective purchaser must meet Cornwall Council's eligibility criteria, including demonstrating a qualifying local connection to the parish of Wendron, a genuine housing need, and a household income within the permitted limit. Purchasers will need to complete Cornwall Council's Affordable Housing Application process, allowing the council to assess and confirm eligibility before the purchase can proceed. For further information and to complete the application form, please visit:- Cornwall Council Affordable Housing Application Form. After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Carn Brea, Constantine, Crowan, Gweek, Lanner, Mawgan in Meneage, Sithney and Stithians. After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered. In addition the applicant will need to: -Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market -Have a maximum household income of £80,000 -Have a minimum 10% deposit (or 5% with relevant AIP) -Have a recent AIP from a s.106 lender -Have viewed and offered on the property

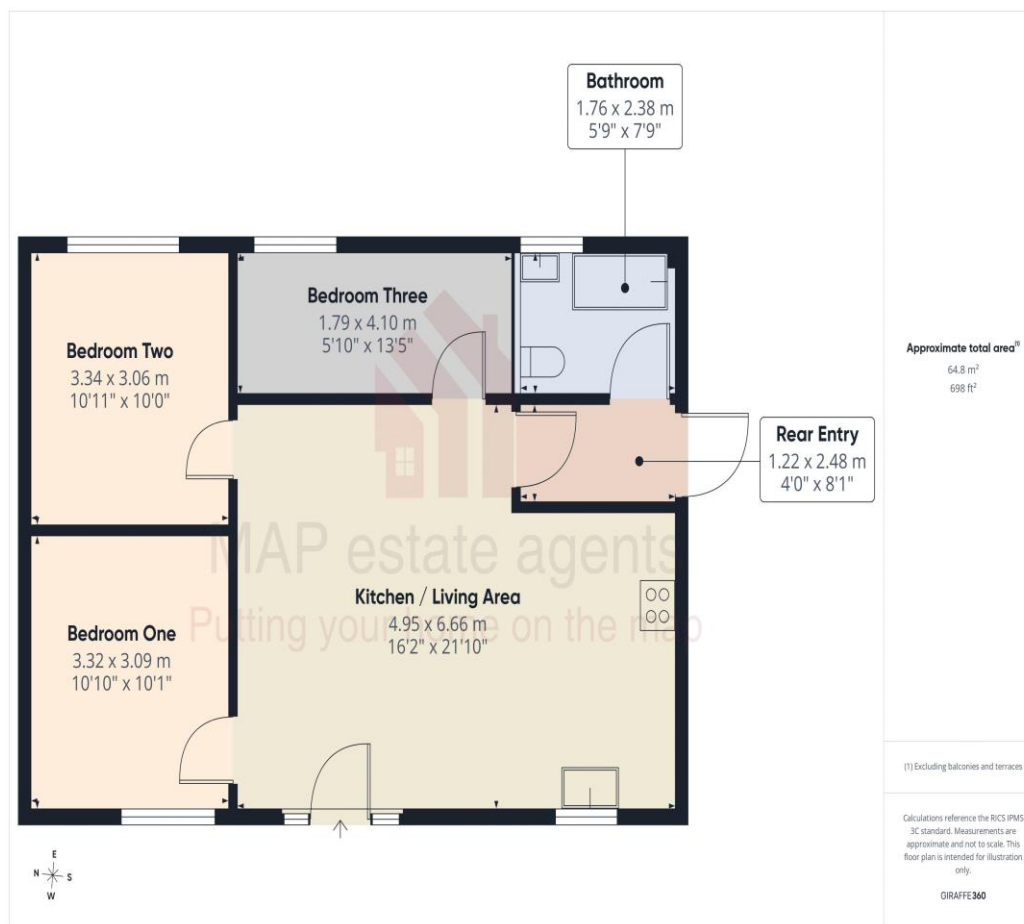


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Detached timber-built bungalow, private rural location
- Three bedrooms
- Spacious open-plan living/kitchen area
- High ceilings, exposed beams and Velux windows
- Half an acre of land approx, ample off-road parking
- Electric heaters for hot water for kitchen & bathroom
- Chain free sale, Section 106 Local connection restriction
- Private approach lane to the property
- Surrounded by open countryside and adjoining fields
- Air source heat pump to the open-plan living area



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