



Glenthams, The Level, Constantine

In Excess of £300,000



Heather & Lay
The local property experts

- Detached house
- Private & peaceful location with countryside views
- Near popular Constantine Village
- 4 Bedrooms
- In need of an uplift & modernisation
- Scope to extend/rebuild (subject to necessary consents)
- Private third of an acre garden
- Timber garage
- No onward chain

THE PROPERTY

Such a wonderfully private situation tucked away from any road and with lovely countryside views....this three/four bedroom detached house has been home to our vendor for the past 33 years and is now in need of an uplift and modernisation to suit the new owners requirements and we have priced the property to reflect the work required.

There may be the chance to knock down and put something larger and ultra-modern here (subject to the usual planning consents) or just an extension and update.

The garden is excellent and offers plenty of options but what a fantastic area, perfect for children should it become a family home once more and plenty of space to sit relax and enjoy the peaceful surroundings.

Is the property mortgageable? Yes, absolutely..... a clear Mundic test has recently been carried out.

There is far more to see and understand so do watch the detailed walk-through, talk-through video tour to better understand what is on offer.

We also request that you do not visit the property without our staff being present as requested by our vendor. We will be holding an open-day on Wednesday 19th (from 1-6pm) but all wanting to view must register and book a time with us at Heather & Lay.





THE LOCATION

Glenthams is located near Constantine which is a thriving and popular village with an active community and great everyday facilities which include a well-regarded primary school, two village stores, one specialising in wine and spirits, a church, together with two village pubs - The Queens Arms and the excellent nearby Trengilly Wartha Inn, as well as a doctors' surgery.

The village is a sociable place too, with a farmer's market, numerous societies and clubs and an increasingly popular community centre called The Tolmen Centre, offering a variety of events. The village is rural and unspoilt, lying within easy reach of Port Navas creek as well as being on a daily bus route to Falmouth harbour town and Helston market town (approximately 6 miles each).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Services: Mains Electricity, oil-fired central heating. Private drainage

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers - We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

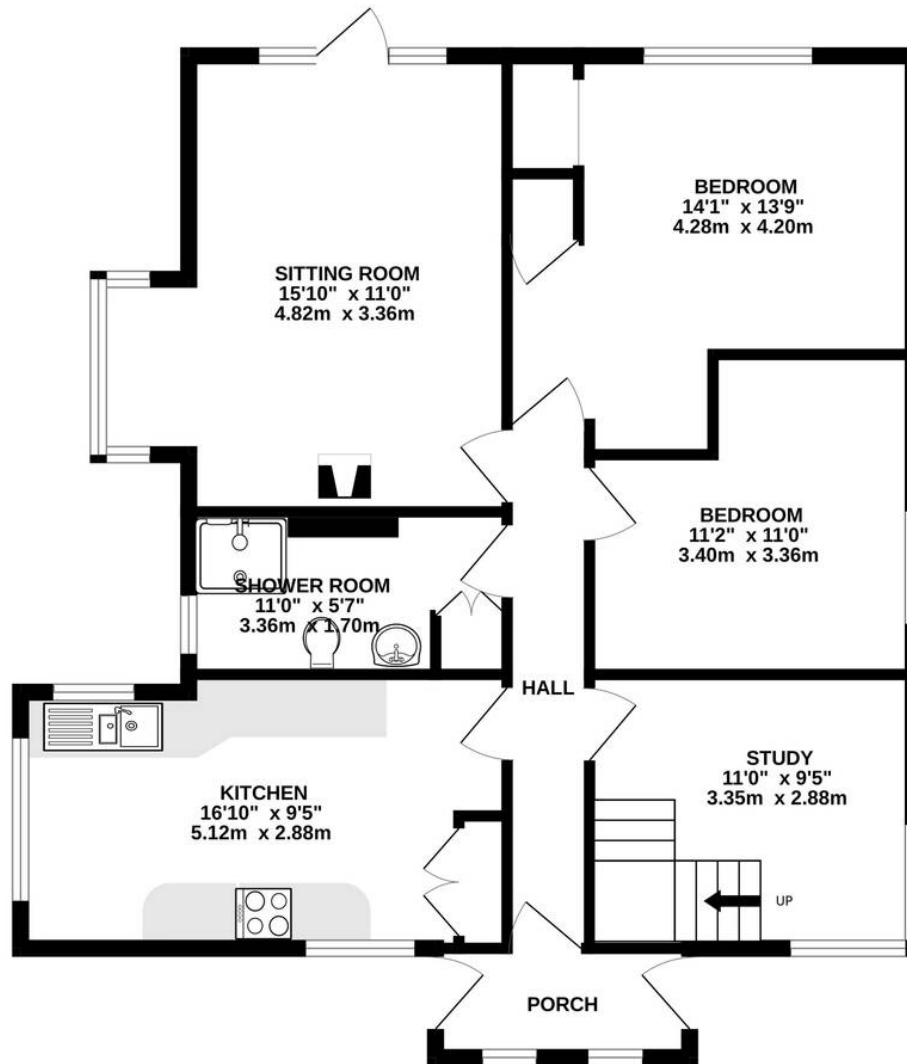
PROOF OF FINANCE - Purchasers - Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.



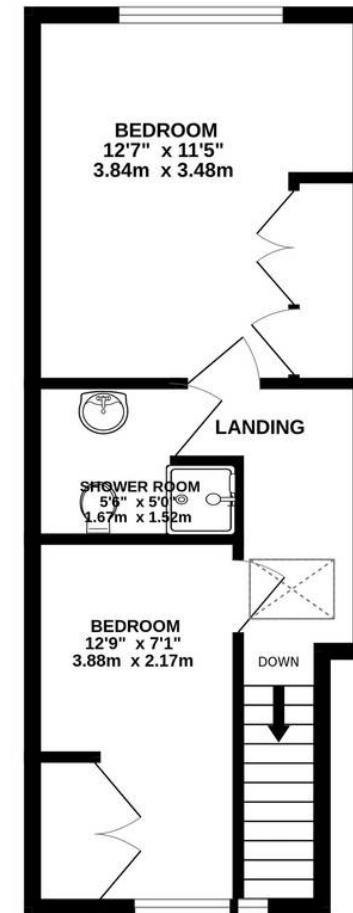




GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.



Heather & Lay
The local property experts