



## Constantine

A large, detached, three bedroom bungalow  
Uninterrupted countryside views  
Lounge, kitchen and separate dining room  
Attic rooms for conversion (subject to planning permission)  
Oil-fired central heating  
Generous gardens to front and rear  
Detached garage and off road parking  
In need of modernisation throughout  
Offered for sale as a 'chain free' transaction  
Located in the desirable village of Constantine

Guide £400,000 Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7329



Offered for sale for the first time in many years is this detached, spacious and well proportioned, three bedroom bungalow with far reaching rural views towards Goonhilly Downs within the highly desirable village of Constantine.

The property was the residence of a local renowned artist who painted at the property until she was 107 years old and even had a gallery there.

The property is now being sold with 'vacant possession' and due to the circumstances, is now in need of refreshment and updating throughout. However, this lovely bungalow sits in a superb, generous plot with elevated views over the countryside and its south facing garden with a good degree of privacy.

Offering spacious and well proportioned accommodation throughout, the bungalow benefits from oil-fired central heating and majority of UPVC double glazing and as previously mentioned, the property would benefit from refurbishment to reach its full potential.

The accommodation in brief comprises; a covered entrance porch, front door leading to an entrance hallway with concealed staircase leading to the first floor, main hallway with doors leading to the kitchen, breakfast room, separate dining room, lounge, shower room and three generous bedrooms on the ground floor. The living room has a stone fireplace housing a woodburner and at the rear of the kitchen is an orangery/conservatory. On the first floor there are three large attic rooms with windows and radiators providing further accommodation (subject to the necessary planning permission and consents).

Outside the property is a driveway providing off road parking for a number of vehicles leading to a large detached garage of over 25' with workshop to the rear and windows providing a good degree of natural light.

The gardens are mainly laid to lawn with patios, mature flowerbeds with flower and shrub borders again enjoying fine views over the open countryside towards Goonhilly and The Lizard Peninsula.

The popular village of Constantine has a host of amenities at hand including two convenient stores with off licences, the Tolman Centre museum which hosts several events, Constantine social club with its recreation and children's playground. There is also a bowling green and Constantine has their own football and cricket teams. **Other facilities include a doctor's surgery, highly regarded primary/junior school, Constantine parish church, The Cornish Arms public house and the Trengilly Wartha Inn just outside the village.** There is also a local bus service which provides links from Helston to Falmouth.

We highly recommend an internal viewing to fully appreciate what this property has to offer.

*THE ACCOMMODATION COMPRISES:* All dimensions approximate.

A gateway from Bowling Green Road leads to the driveway with off road parking for a number of vehicles leading to the detached garage.

Path through garden to entrance and front door.

*COVERED ENTRANCE PORCH* With outside courtesy light, area for boots and glazed front door.

*GLAZED FRONT DOOR TO:*

*ENTRANCE VESTIBULE*

Textured, plastered ceiling with lighting, timber panelled walls with concealed doorway to a staircase that leads to the first floor/attic rooms, finished with a tiled floor.

*MAIN HALLWAY*

Part wood clad walls, radiator, textured ceiling with light, wall mounted thermostat control, tiled floor, doors to kitchen/breakfast room, dining room, bathroom and the three generous bedrooms.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. **Kimberley's Independent** Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of **Kimberley's Independent Estate Agents** has any authority to make or give any representation or warranty whatever in relation to this property.



**KITCHEN/BREAKFAST ROOM 3.61m (11'10") x 2.59m (8'6")**

The kitchen is fitted with a wide range of base and wall units comprising of cupboards and drawers with wrap around roll top granite effect work top with tiled splash back. The worktop incorporates a 1 1/2 bowl stainless steel sink with mixer tap and drainer, four-ring electric hob, recess and plumbing for washing machine, recess for refrigerator, oil-fired combi boiler providing domestic hot water and central heating facilities, shelving, strip lights, UPVC double glazed window with impressive views over countryside and beyond, small paned door to basis orangery/conservatory and finish with a tiled floor.



**DINING ROOM 3.66m (12'0") x 3.45m (11'4")**

UPVC double glazed window with spectacular, elevated rural views over open countryside and gardens, textured coved ceiling with ceiling light, radiator, finished with a tiled floor.



**LOUNGE 4.52m (14'10") x 3.66m (12'0")**

A feature local stone fireplace housing a woodburner (not tested) with stone hearth, UPVC double glazed window with a pleasant outlook over the front garden, part stone wall, radiator and finish with a carpet.



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### *ORANGERY/CONSERVATORY/REAR PORCH*

Of a basic construction with glazed panels and roof enjoying fine views over the garden and across fields to Goonhilly Downs in the distance, tiled floor, door to outside.

### *SHOWER ROOM*

A three piece suite comprising; shower cubicle with glass screen, low-level wc and pedestal wash hand basin, part tiled walls, heated towel rail, vinyl flooring, UPVC double glazed window with spectacular uninterrupted rural views.



### *BEDROOM ONE 3.96m (13'0") x 3.66m (12'0")*

A spacious double bedroom with large UPVC double glazed window having an outlook over the front garden, textured ceiling with ceiling light, carpet.



### *BEDROOM TWO 3.15m (10'4") x 3.66m (12'0") maximum measurement.*

UPVC double glazed window to the front of the property, built-in shelving and storage area, radiator, ceiling light and carpet.



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*BEDROOM THREE 3.66m (12'0") x 3.05m (10'0")*

Large UPVC double glazed window with impressive uninterrupted views over open countryside towards Goonhilly in the distance, radiator, ceiling light and carpet.



*FIRST FLOOR*

This could have been an original feature or converted many years ago and appears to be built pre-records.

*CONCEALED CLOSED TREAD STAIRCASE FROM HALLWAY LEADS TO THE ATTIC SPACE THAT HAS BEEN DIVIDED INTO THREE ROOMS.*

*ROOM ONE 5.26m (17'3") x 3.66m (12'0")*

Velux double glazed window with impressive rural views over open countryside, shelving and storage cupboards, lighting, further doors to:



*ROOM TWO 3.66m (12'0") x 3.66m (12'0")*

Velux double glazed window with uninterrupted views over open countryside towards Goonhilly Downs, side window with views over the village, strip light and radiator.



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*ROOM THREE 4.14m (13'7") x 3.66m (12'0")*

Window to the side of the property, radiator, spotlights, carpet.



*OUTSIDE*

*PARKING* Off road parking for a number of vehicles with ample room to turn.

*DETACHED GARAGE 7.70m (25'3") x 2.97m (9'9")*

An impressive garage with a metal up and over door, three windows with views to open countryside and a workshop to the rear.

*GARDENS*

To the front of the property in addition to the parking is a lawned garden which leads to a further raised garden and paths leading to the substantial rear garden.

The rear garden is a true delight and offers a good degree of privacy with sections of lawn and patios with trees and mature shrubs all with fine uninterrupted views towards woodland, countryside and Goonhilly Downs in the distance.

*SERVICES* Mains electricity, water, drainage, telephone and broadband. Oil fired central heating.

*COUNCIL TAX* Band D.

*MONEY LAUNDERING*

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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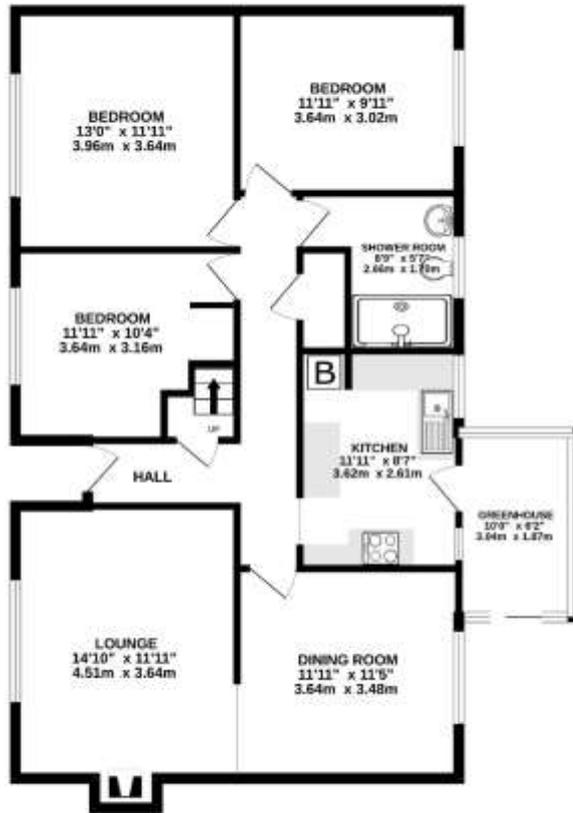




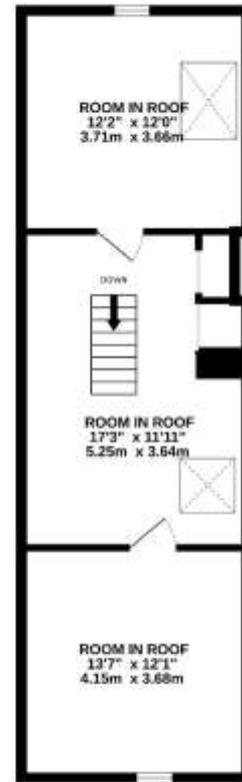
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GROUND FLOOR  
1288 sq ft (37.2 sq m) approx



1ST FLOOR  
802 sq ft (23.7 sq m) approx



TOTAL FLOOR AREA: 1851 sq ft (144.3 sq m) approx

Whilst every attempt has been made to ensure the accuracy of the figures 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 for any commercial purposes. The services, spaces and appliances shown here are not tested and no guarantee is given for their operation or efficiency over time.  
 Plans not to scale 1:200



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