

# Lemon Pie Cottage Gweek Drive, Gweek, TR12 6UD

£250,000 Freehold

CHRISTOPHERS
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# Lemon Pie Cottage Gweek Drive

- TWO BEDROOM CHARACTERFUL PROPERTY
- OPEN PLAN KITCHEN/DINING AREA WITH VAULTED CEILINGS
- COSY LOUNGE WITH WOOD BURNER
- MATURE WOODLAND SETTING ON THE FRINGES OF GWEEK
- DRIVEWAY PARKING, GARAGE AND WORKSHOP
- CASH BUYERS PREFERRED DUE TO MIXED CONSTRUCTION
- FREEHOLD
- COUNCIL TAX A
- EPC F24







A unique opportunity to acquire a characterful two-bedroom property set within approximately one-third of an acre of mature woodland, on the fringes of the charming creekside village of Gweek.

The property offers an appealing blend of character and individuality, with accommodation comprising an open-plan kitchen/dining area featuring vaulted ceilings, a welcoming lounge with wood-burning stove, two bedrooms and a bathroom.

A particular highlight is the exceptional outside space, with the property nestled amidst established woodland. A steep driveway provides access to parking, together with a good-sized garage and separate workshop, offering excellent storage and potential for a variety of uses.

Purchaser Information: Due to the property's mixed construction, prospective purchasers should be aware that mortgage availability may be restricted, and specialist lending may be required. The property may therefore be particularly suited to cash purchasers. Interested parties are strongly advised to consult with their financial adviser or mortgage broker at an early stage to establish the availability of suitable finance before proceeding or making a viewing.

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. This truly wonderful village offers a welcoming and active community with a range of facilities to include an exceptionally well stocked village stores and Post Office with some pop-up hot food options as well as a traditional Village Pub with restaurant. The Boatyard offers boat storage and direct access to the Helford River. There is also a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions and Gweek is home to the Cornish Seal Sanctuary.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

GLAZED DOOR TO

OPEN PLAN KITCHEN/DINING AREA 20'1" x 13'8" (6.13 x 4.17)
A wonderfully characterful room featuring vaulted ceilings with exposed beams and three skylights creating an airy atmosphere. The room incorporates a fitted kitchen, with windows to the front and side aspects, wood flooring, an oil-fired Rayburn, which we understand provides the hot water and central heating. A dual-ring LPG gas hob is inset into one of the kitchen worktops. Doors lead to:

LOUNGE 14'0" x 11'7" (4.29 x 3.54)
A characterful room with wooden floor, windows to the front and side aspect, wood burner set on a slate hearth and a door with a feature stain glazed window leads to the front aspect.

BEDROOM ONE 11'2" x 9'3" (3.42 x 2.84)
With window to the front aspect and wooden floors.

BEDROOM TWO 9'1" x 8'7" (2.77 x 2.63)
With windows to the front and side aspect and wooden flooring.

BATHROOM
With free standing bath, W.C., wash hand basin, wood floor, glazed block feature window with further obscure window to the rear aspect.

OUTSIDE
Set amidst grounds and gardens of approximately a third of an acre there is a steep driveway which would provide parking for a number of vehicles that leads to:

GARAGE/WORKSHOP 19'6" x 17'0" max measurements plus workshop (5.95 x 5.2 max measurements plus workshop)
With power, light, space for washing machine and water.

GROUNDS & GARDENS
The property is set within an interesting and established area of gardens and grounds, much of which is laid to mature woodland, featuring a delightful variety of trees.














**SERVICES/UTILITIES**

Mains water, electricity. Private drainage we are advised by our owner is a septic tank which we are advised in working order but has not been emptied for over 30 years and will be sold with the property as seen.

**AGENTS NOTE ONE**

Purchasers must be aware that there is a mixture of construction at the property therefore it is only likely to be suitable for cash buyers. If lending is required it maybe specialist lending and purchasers need to make their own enquiries with a qualified advisor before moving forward on the property.

**AGENTS NOTE TWO**

Viewers need to be aware the drive way is steep and could be slippery , it is advised you park on the road and satisfy yourself before entering.
Much of the grounds and woods are uneven, therefore viewers should take care and wear suitable footwear.

**WHAT3WORDS**

Rivals.timer.pizzeria

**ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

**COUNCIL TAX**

Council Tax Band A.

**DATE DETAILS PREPARED.**

2nd November 2026.

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

# Ground Floor

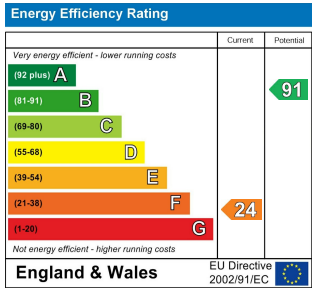
Approx. 708.4 sq. feet




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Total area: approx. 708.4 sq. feet

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS




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.




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