



Hawthorns,
Higher Brill, Constantine

LODGE & THOMAS
ESTABLISHED 1892

Hawthorns,

Higher Brill, Constantine, Falmouth TR11 5QG

Guide Price - £650,000 Freehold

A beautifully presented, non-estate bungalow providing spacious family accommodation, hidden away within 2.4 acres of mature grounds in a wonderful sought-after semi rural setting.

- Bright and spacious detached bungalow
- Four double bedrooms (master en-suite)
- Large lounge/diner
- uPVC double glazing and Calor Gas central heating
- Detached garage and former goat barn
- 2.4 acres of well-tended garden, woodland and paddock

The Property

From the moment one steps into the entrance porch, it is clear that this has long been a comfortable, secure and well cared for family home. The current owners have lavished time and money extending and improving this individual home over the years but now feel that the time has come to downsize.

All rooms radiate off the impressive hallway and include a family bathroom, bright kitchen, superb lounge/diner with windows and patio doors onto the level gardens, four double bedrooms, one with master en-suite shower/wc.

The property has the warmth of Calor Gas central heating and the comfort of uPVC double glazing.

The home is tucked away to one corner of its 2.4 acres of garden, paddock (currently fallow) and woodland – a haven for local wildlife. There is a detached single garage and small barn that was once used a goat house.





Approximate Area = 1391 sq ft / 129.2 sq m
Garage = 214 sq ft / 19.8 sq m
Outbuilding = 375 sq ft / 34.8 sq m
Total = 1980 sq ft / 183.8 sq m

For identification only - Not to scale

EPC E Council Tax Band D

Services

Mains electricity and water, gas central heating, private drainage via a septic tank. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Agent's Note:

The area outlined on our plan shows the registered Title so it should be noted that the land on which the entrance and garage are located is un-registered.



Location

The hamlet of Higher Brill is located amidst picturesque Cornish countryside just 1 mile from the thriving village of Constantine, where local amenities include a popular primary school and a choice of shops. Some 5 miles from Falmouth, it is an area renowned for not just the unspoilt countryside and creek side hideaways of the Helford, but also some of the finest sailing waters in the UK. As well as the main and varied amenities of Falmouth and Penryn, a wider choice can be found within Truro, easily commutable on a daily basis, being just 14 miles away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Take the A39 south from Truro and follow the signs for Helston. Shortly after passing the halfway house at Rame, turn left signposted Gweek and Constantine. At the next junction turn left, following the signpost for Constantine. At the next junction turn right, signposted Gweek, Helston and Lizard and then bear right in front of a property called Meadowbank. The property for sale will be found a short way further along on the left after the left hand bend.

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