



## Orchard House Fore Street, Constantine

Guide price £395,000 Freehold

Spacious stone-detailed 3 double bedroom home with large living areas, low-maintenance gardens, ample parking, no onward chain, in a peaceful village with amenities and countryside walks.

**Heather & Lay**  
*The local property experts*

Residential Sales 01326 319767  
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN  
www.heather-lay.co.uk





- Detached family home
- Three double bedrooms
- Larger than expected
- Parking for 4-5 cars
- Village location
- Walking distance to the school
- On a bus route
- No onward chain
- Video tour available

#### THE PROPERTY:

Built in 2002 with attractive stone detailing to the front elevation, this charming home offers significantly more living space than many modern three-bedroom properties. All three bedrooms are generous doubles, while the ground floor provides a spacious sitting room, a well-proportioned kitchen, a separate utility room, and a convenient cloakroom/WC.

Outside, the gardens are designed to be low maintenance, while the front of the property benefits from extensive off-road parking. Subject to the necessary permissions, there may also be potential to reconfigure part of this area to create additional garden space. For further insight, please watch our walk-through, talk-through video tour.

#### THE LOCATION:

Situated on the edge of this sought-after village, Orchard House is set back from a quiet road that benefits from a regular bus service, offering a peaceful setting with excellent accessibility.

The village itself enjoys a strong sense of community and offers a range of everyday amenities, including two well-stocked shops, a beautiful parish church, a traditional pub, and a highly regarded primary school. The surrounding countryside provides an abundance of scenic footpaths, making it an ideal location for those who enjoy walking and the outdoors.

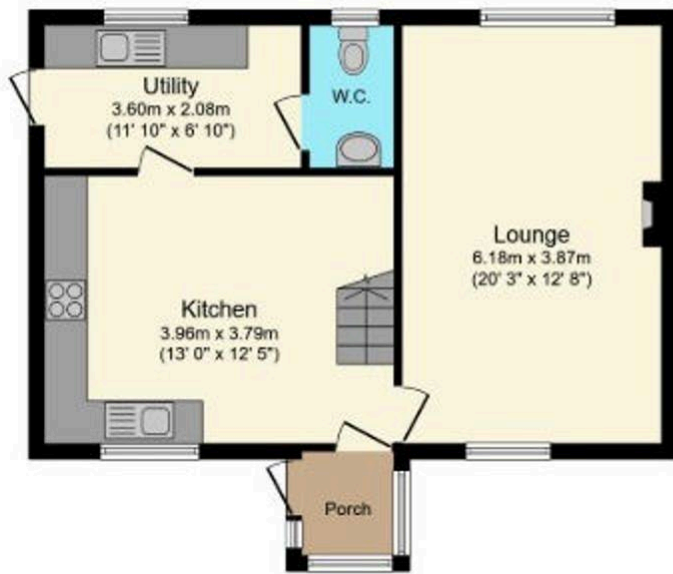
Council Tax band: D

Tenure: Freehold

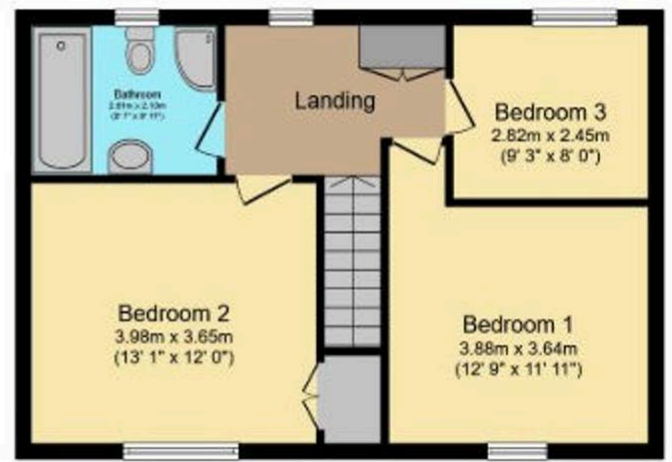
EPC Energy Efficiency Rating: C

Services: Mains electricity, water & drainage. Oil-fired central heating.





**Ground Floor**



**First Floor**

Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

#### 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.

