



**Fernhill Helston Road, Germoe, TR20 9AA**

**£650,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## Fernhill Helston Road

- THREE BEDROOMS
- TWO BEDROOM STATIC CARAVAN
- EXTENSIVE GARDENS
- GARAGE/WORKSHOP
- PARKING
- FREEHOLD
- COUNCIL TAX BAND E
- EPC - D60

This fantastic home has so much to offer, the property offers wonderfully spacious and versatile living space with two bedrooms on the ground floor and a further large bedroom on the first floor. Set on a large plot a further asset is a two bedroom static caravan complete with it's own garden area and parking perfect for extended family and guests or possibly those seeking an income stream. With plenty of scope and potential to extend if required (subject to any necessary consents being obtained) and being close to both the coast and countryside this gorgeous home is a dream for families or active retirees alike and a viewing is essential to fully appreciate the size, scope and potential.



Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant as well as a beachside cafe and bar. There is a well regarded primary school at Germoe, a short stroll from the property. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools along with secondary schools and colleges. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

#### GLAZED STABLE DOOR TO

#### UTILITY ROOM 10'9" x 8'7" (3.28m x 2.62m)

A generous utility room perfect for busy family life. Space and plumbing for washing machine, two windows to side and rear aspect and offering access to the kitchen.

#### KITCHEN 14'9" x 11'9" (4.50m x 3.58m)

Fitted with a range of neutral base and wall units with roll top work surfaces over and double stainless steel sink with drainer and mixer tap. Space and point oven and space and plumbing for dishwasher. There is a useful larder style storage cupboard, door to hallway and open plan to dining/family room. Window to the side aspect.





### **DINING/FAMILY ROOM**

A fabulous addition, this light and airy room wraps around the side and rear of the property with feature atrium style roof lights and offering access to the garden.

**DINING AREA 16'11" x 10'6" (5.16m x 3.20m)**

Opening into the

**FAMILY AREA 19'6" x 11'3" plus 15'8 x 8'8" (5.94m x 3.43m plus 4.78m x 2.64m)**

With windows to the side and rear aspects overlooking the garden and double doors accessing the garden.

### **HALLWAY**

with radiator and door to various rooms.

**LOUNGE 26'3" x 12'10" maximum measurements (8.00m x 3.91m maximum measurements)**

A spacious yet cosy room with borrowed light windows to the family room and sliding doors accessing the family room. There is an open fire, two radiators and stairs to the first floor.

**BATHROOM 9'5" x 9'1" (2.87m x 2.77m)**

With suite comprising of a bath with tiled surround and Mira shower over with drench head and hand held wand, wall mounted wash hand basin in vanity unit with cupboard under, w.c. and radiator. Airing cupboard with slatted shelves and housing Grant oil fired boiler.

### **BEDROOM ONE 14' x 10'1" (4.27m x 3.07m)**

A dual aspect room with windows to the side and rear aspects with the window to the rear overlooking the garden and offering views to the coast and countryside beyond. Radiator and open built in storage providing for hanging space and shelved storage space.

### **BEDROOM TWO 13'4" x 7'9" (4.06m x 2.36m)**

Window to the front aspect, built in open storage providing for hanging space and shelved storage space, radiator and archway to the:

### **EN-SUITE SHOWER ROOM 9'4" x 4'1" (2.84m x 1.24m)**

Tiled cubicle housing a Mira Zest electric shower, w.c., pedestal wash hand basin, chrome effect ladder style radiator and obscured window to the front aspect.

### **FIRST FLOOR**

### **BEDROOM THREE 23'5" x 14'7" maximum measurements (7.14m x 4.45m maximum measurements)**

with limited head height in places. Currently arranged as a triple bedroom this is a fabulous versatile room which would also be suitable for a second lounge or office. Velux style window to the rear offering views across surrounding properties to the coast and countryside beyond. Radiator and eaves storage.





## OUTSIDE

Arrive at the property via a timber five bar gate leading to the driveway, whilst to the right of the driveway is an expanse of lawn studded with ferns and a feature granite focal point. There are two parking areas providing off road parking for several vehicles. Follow the path to the front door passing a large feature pond with waterfall and central bridge leading to another area of lawn with established trees and ferns. A practical and attractive covered entrance with feature stone pillars leads to the front door.

## GARDENS

The gardens are a real highlight of the property with lawns sweeping around the side and rear of the property. There is a patio terrace area to the rear accessed from the family room, perfect for an alfresco family dinner or perhaps an evening drink whilst watching the sun set and taking advantage of the view. Keen gardeners enjoy limitless scope and potential and there is also a useful summer house with power and light perfect in which to relax and read on a cooler day or perhaps as a studio or craft room.

There is further versatility and potential offered by the detached two bedroom static caravan perfectly suited for a self contained living and enjoying ancillary planning consent. Set in its own sheltered enclave with a generous area of lawn, parking and a raised decked area. This would be perfect for extended family or guests.



**GARAGE/WORKSHOP 16'10" x 9'3" (5.13m x 2.82m)**

With power and light and being open to the front aspect.

**STORE 17'1" x 7'4" (5.21m x 2.24m)**

Situated to the side of the garage. There is also a useful log store.

**SERVICES**

Mains electricity and water. Private drainage. Oil fired central heating.

**VIEWING**

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

**DIRECTIONS**

Leave Helston on the A394 heading towards Penzance. Just after the large green Germoe Cross Roads road sign turn left into the driveway which can be identified by a Christophers For Sale Board.

**AGENTS NOTE**

Please be aware, there is a planning application adjacent to the property, full details can be viewed on the online planning register under reference - PA22/06941

(<https://planning.cornwall.gov.uk/online-applications>)









#### **MOBILE AND BROADBAND COVERAGE**

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/>

#### **COUNCIL TAX BAND**

Band E

#### **ANTI MONEY LAUNDERING REGULATIONS -**

##### **PURCHASER**

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

##### **PROOF OF FUNDS - PURCHASERS**

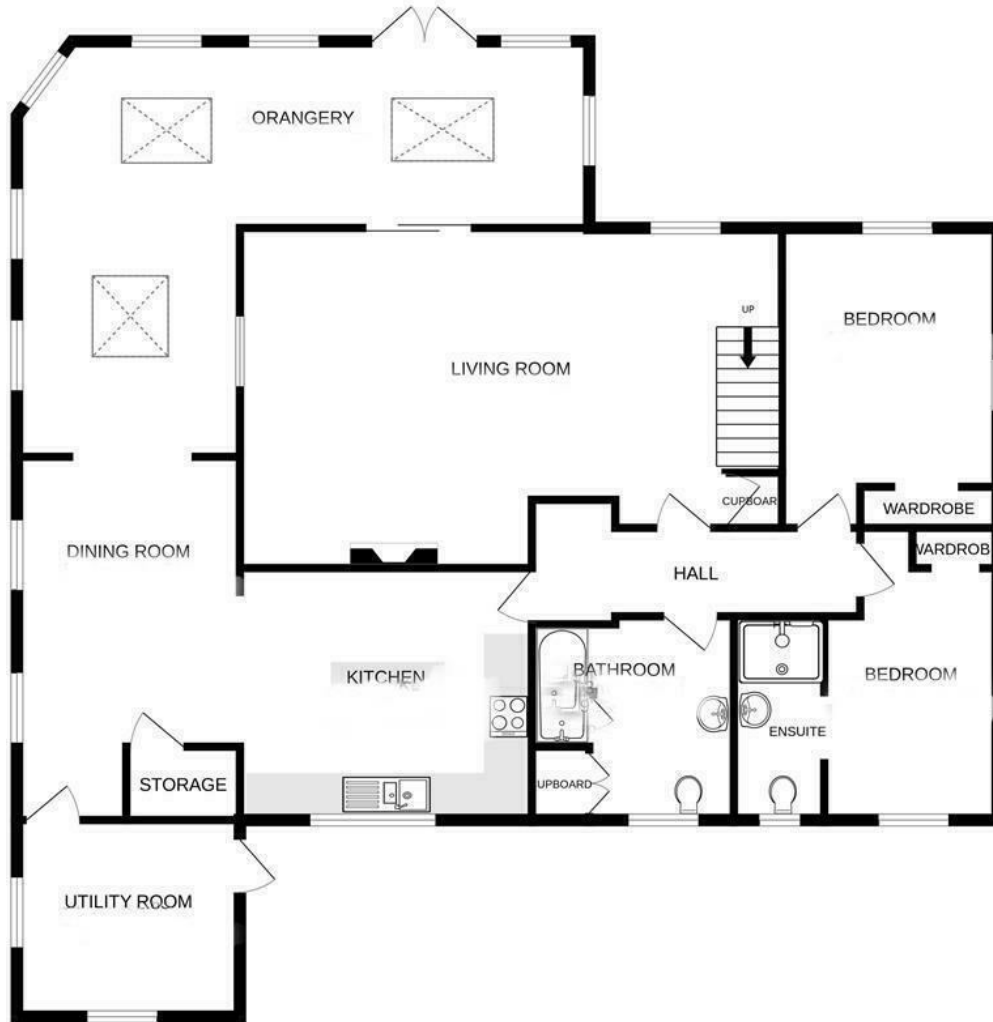
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

##### **DATE DETAILS PREPARED**

18th September 2024



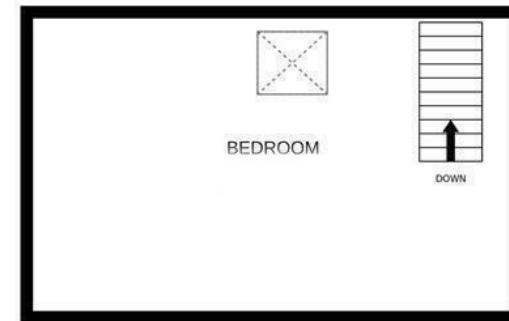
GROUND FLOOR



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.

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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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