

Mount View Gweek, TR12 6UH

£675,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Mount View

- FIVE BEDROOM COUTRY COTTAGE
- GROUNDS APPROACHING ONE ACRE
- KITCHEN/BREAKFAST ROOM
- TRIPLE ASPECT LOUNGE
- DOWNSTAIRS SHOWER ROOM
- LANDSCAPED GARDENS
- KITCHEN GARDEN WITH POLYTUNEL
- EPC 61 - D
- COUNCIL TAX BAD C
- FREEHOLD

A delightful five bedroom country cottage with magnificent gardens and grounds, approaching an acre in size and situated on the fringe of the ever popular creekside village of Gweek.

Mount View has been our clients' home for over forty years and as such presents an exciting opportunity to acquire a character cottage with features including white beamed ceilings, attractive fireplaces and wood burning stoves - perfect for those cosy nights in.

The spacious farmhouse style kitchen and breakfast room is very nicely appointed with a log burning stove having a useful back boiler. The elegant parquet flooring in the dining room is complemented by a slate hearth and fireplace housing a wood burning stove. Perfect for entertaining and for those sociable family get togethers. Filled with natural light, the triple aspect lounge is a generously sized and relaxing room with an attractive fireplace and wood burning stoves. French doors open out invitingly towards the rear garden and grounds.

With five bedrooms and a large well appointed bathroom, downstairs shower room and separate cloakroom, the cottage would seem well suited for family living.

A particular highlight are the wonderful landscaped gardens which cradle the residence and boast an array of established plants and trees including acers, hydrangeas, mature pines and a variety of apple trees.

Delightfully private with a southerly outlook the sheltered grounds seem certain to excite horticulturalists with a produce area, established fruit and vegetable cages and an adjacent Polytunnel, enabling one to follow a pathway towards greater self sufficiency and sustainability. The meadow is an oasis of calm and perfect for children to explore and play in safety.

A driveway provides off road parking for a number of vehicles, whilst there is a garage, workshop and an outbuilding/ log store.




BREAD



LOCATION

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 including an exceptionally well stocked village stores with some pop-up hot food options as well as a traditional Village Pub with restaurant. The Boatyard offers boat storage, Sula Brunch House 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 in brief comprises an entrance hallway, kitchen / breakfast room, dining room, lounge, shower room , five bedrooms, a cloakroom and a family bathroom. The property benefits from double glazing, a solar thermal store and a back boiler.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps to

Part glazed timber door to;

KITCHEN / BREAKFAST ROOM 17'9" x 17'1" (5.41m x 5.21m)

An open plan farmhouse style kitchen & breakfast room with white beamed ceilings and attractive grey floor tiling throughout.

Kitchen Area

A beautifully appointed modern kitchen, fitted with a range of base units, drawers and wall cupboards. Attractive wood effect working top surfaces incorporate twin stainless steel sinks with drainer and Swans neck mixer tap over and an AEG five ring gas hob. There is an integrated electric oven, whilst spaces are provided for a dishwasher and washing machine. With an impressive fireplace housing a log burning stove set upon a slate hearth with a back boiler. There is a recessed spotlighting, an electric consumer unit and windows to the side and reared aspects.

Breakfast Room

With useful full height storage cupboards, space for a freestanding fridge freezer and a window to the side aspect. Door to;

SHOWER ROOM

Nicely appointed with a shower enclosure with attractive tiling and a thermostatic shower. There is partial tiling to the walls, a window to the side aspect, tiled flooring, an extractor and a trap hatch to the roof void. Opening to;

DINING ROOM 17'1" x 11'9" (5.21m x 3.58m)

With striking wooden parquet flooring and an attractive fireplace with slate hearth and wooden mantle, playing host to a wood burning stove. There is stylish wall lighting and a window with an outlook to the front garden. Glazed panel door to;

ENTRANCE HALLWAY

With part obscure glazed door to front, opening to staircase and door to

LOUNGE 23'4" x 13'2" (7.11m x 4.01m)

A light filled triple aspect room with alcove shelving and French doors leading out towards the rear garden. The lovely fireplace, housing a wood burning stove, set upon on a slate hearth, provides a lovely focal point for the room. A staircase rises to the first floor half landing.

FIRST FLOOR

HALF LANDING

With doors off to bedrooms four and five.

BEDROOM FIVE 8'11" x 8'0" (2.74m x 2.44m)
With outlook to front garden and rural outlook beyond.

BEDROOM FOUR 11'9" x 8'4" (3.58m x 2.54m)
Double bedroom with window to front aspect. Further stairs rise to the landing

LANDING
'L shaped with twin Velux skylights, loft hatch to roof space and doors off to cloakroom, bathroom and bedrooms one, two and three.

BEDROOM ONE 14'9" x 12'7" (4.50m x 3.84m)
A comfortable double bedroom enjoying dual aspect with windows to front and overlooking garden and grounds.

BEDROOM TWO 13'9" x 10'7" (4.19m x 3.23m)
Lovely double bedroom with dual aspect to rear and side.

BEDROOM THREE 11'1" x 8'2" (3.38m x 2.49m)
Double bedroom with dual aspect to side and rear.

BATHROOM 10'9 x 8'6" (3.28m x 2.59m)
Generously sized with fitted white suite comprising a low-level w.c, bidet, pedestal wash hand basin with tiled splashback and a panelled bath with a tiled surround. There is a spotlighting arrangement, a trap hatch to the roof void, louvered doors to the airing cupboard with slatted shelving and wood effect vinyl flooring. Dual aspect with windows to patio area and garden and grounds.

CLOAKROOM
With low level w.c and wash hand basin.

OUTSIDE
Wooden five bar entrance gates open into the driveway which provides off road parking for a number of vehicles and leads on to the garage.

GARAGE 22'8" x 13'9" (6.91m x 4.19m)
With up and over door, power and fluorescent strip lights, some overhead eaves storage, space for a chest freezer and tumble dryer and a service door to the side. Dual aspect with windows to rear and side.

Steps lead down to a delightful stone chipped area which would seem an ideal place in which to sit out and enjoy the magnificent gardens.

The front garden is neatly enclosed by mature hedging and trees and enjoys good degrees of privacy. A side gate provides convenient access to the front and around to the side of the cottage. There is a solar thermal panel (see Agents Note One below) and an outside tap adjacent to the cottage.

WORKSHOP
A really practical space with both power and light.

The rear gardens are an absolute treasure with large expanses of lawn interspersed with a host of mature trees, shrubs and specimen plants. Enjoying exceptional degrees of privacy the gardens are thoughtfully arranged with a sheltered produce area and a fruit and vegetable cage which would seem likely to appeal to those seeking a more self sufficient and sustainable way of life These are complemented by a nearby polytunnel, a small outbuilding and a log store.

An inviting opening in the mature hedging leads delightfully into a beautiful meadow and established orchard, which is a haven for nature and wildlife and is neatly enclosed by mature trees and a Cornish stone wall at the rear boundary.













SERVICES

Mains electricity, water and private drainage.

AGENTS NOTE ONE

Our owners advise us that they own a solar thermal panel, which is located in the garden adjacent to the cottage, and is used to heat the hot water.

AGENTS NOTE TWO

We are advised by our owners that there is a strip of land adjacent to the lane on the Gweek side of the property which is not within their ownership but which they have used consistently during their tenure. This does not form part of their legal title. Further details are available are available upon request.

COUNCIL TAX BAND

Council Tax Band C

DIRECTIONS

From Helston, take the main road to The Lizard and at the roundabout at the end of Culdrose Airfield turn left signposted St Keverne and Gweek. Proceed along the road and after the small industrial estate take the left turning to Gweek. Follow the road around the bend and down the hill and upon entering the village go over the first bridge and onwards over the second bridge bearing right at the Black Swan public house. Proceed up the hill passing the right hand turns to Meneth and Bonallack lane and the property will be found after short distance on your right.

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/

ANTI-MONEY LAUNDERING

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

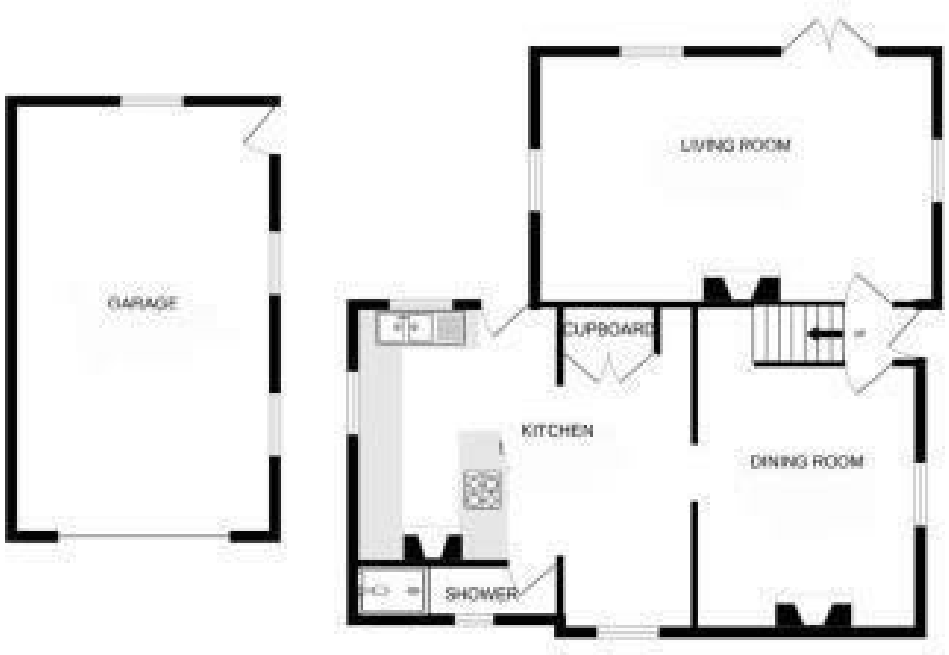
PROOF OF FINANCE - PURCHASERS

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.

PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS

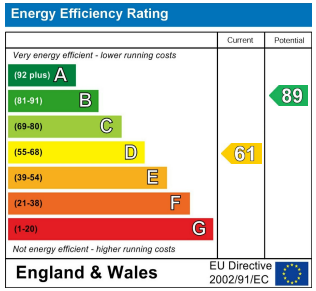
GROUND FLOOR



1ST 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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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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