



## The White House Higher Road, Breage, TR13 9PL

£550,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# The White House Higher Road

- BEAUTIFULLY PRESENTED
- FOUR BEDROOM DETACHED HOUSE
- WELL PROPORTIONED ACCOMMODATION
- EN-SUITE MASTER BEDROOM
- WELL MAINTAINED OUTSIDE SPACE WITH GARDENS
- GARAGE & PARKING
- FREEHOLD
- COUNCIL TAX BAND D
- EPC - C72

Situated in the popular residential area of Higher Row Breage, is this beautifully presented, four bedroom, detached house. Greatly enhanced by the current owners the residence, which benefits from central heating and double glazing, is well proportioned and boasts an en-suite master bedroom.

A real feature of the property is the good sized, beautifully maintained outside space with gardens to the front and rear, a parking area and a garage.

Breage itself is an extremely popular village which boasts many amenities including a post office, public house, primary school and garden centre with well regarded café.

Being situated along the A394 allows convenient transportation to the Cornish fishing village of Porthleven with its many restaurants, shops and public houses as well as the more extensive amenities of the market town of Helston with national stores, cinema and leisure centre with indoor pool.

**THE ACCOMMODATION COMPRISES (dimensions approx)**

**DOOR TO THE ENTRANCE PORCH**











#### **ENTRANCE PORCH 9' x 8'3" (2.74m x 2.51m)**

Having a triple aspect with views over the front garden. Opening to the hall.

#### **HALL**

With stairs to the first floor, understairs cupboard, steps to the rear outside door. Door to the w.c., dining room and door to the lounge.

#### **LOUNGE 19'6" x 11' (5.94m x 3.35m)**

A dual aspect room with an outlook to the front and side. There is a feature fireplace, with hearth, surround and mantel over, housing an electric fire.

#### **DINING ROOM 10'9" (narrowing to 10'3") x 19'9" (3.28m (narrowing to 3.12m) x 6.02m)**

Having double doors which open onto the front patio, steps up and door to kitchen.

#### **KITCHEN 13' x 9'3" (3.96m x 2.82m)**

Comprising working top surfaces, incorporating a one and half bowl sink unit with draining and mixer tap over. Cupboards and drawers under and wall cupboards over. There is a built-in double oven, hob with hood over. Space for a washing machine, space for a fridge freezer, partially tiled wall and a tiled floor. The room is dual aspect and has a door to the outside.

#### **W.C.**

Comprising a close coupled w.c., wall mounted wash basin with mixer tap over and there are tiled walls, a tiled floor and a frosted window to the rear.

#### **STAIRS AND LANDING**

With space for a desk, access to a large loft area, doors to all bedrooms and door to the bathroom.

#### **BATHROOM**

Comprising a close coupled w.c., pedestal wash basin and a bath with a shower over. There are partially tiled walls, a tiled floor and a frosted window to the rear.



**MASTER BEDROOM** 11'6" x 10'11" (maximum measurements), plus door r (3.51m x 3.33m (maximum measurements), plus door re)

With an outlook to the front, having a built-in cupboard and a door to the ensuite.

#### **EN-SUITE**

Comprising a close coupled w.c., shower cubicle and a wash basin with mixer tap over. There is a tiled floor, tiled walls and a frosted window to the rear.

**BEDROOM TWO** 11'6" x 10'9" (3.51m x 3.28m)

A dual aspect room with an outlook to the front and side.

**BEDROOM THREE** 9'3" x 7'9" (2.82m x 2.36m)

With an outlook to the rear.

**BEDROOM FOUR** 9' x 5'9" (2.74m x 1.75m)

With an outlook to the rear garden.

#### **OUTSIDE**

The outside space is a real feature of the property, with the front garden being of very good size and mainly laid to lawn with many well established plants and shrubs. There is a pleasant patio area which would seem ideal for al fresco dining. Whilst to the rear of the property is a further good sized garden with lawned area, raised flower beds and a useful shed. To the side is a driveway which provides parking and leads to a garage.

#### **GARAGE**

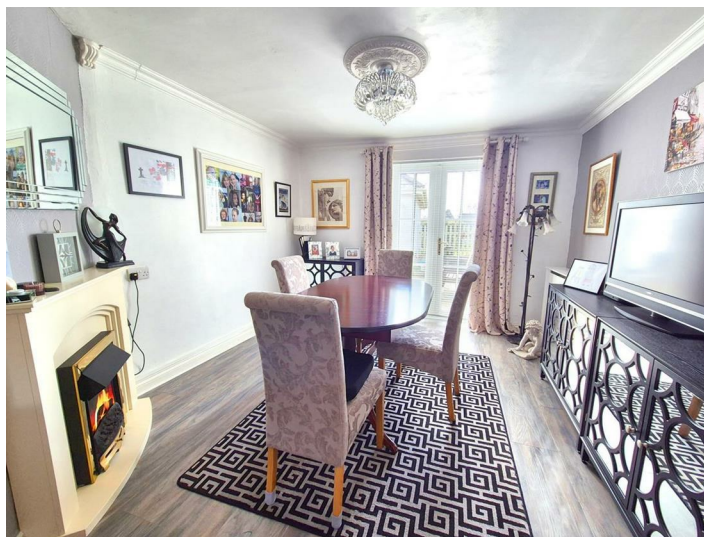
With electrically, remotely operated controlled garage door.

#### **CONSERVATION AREA**

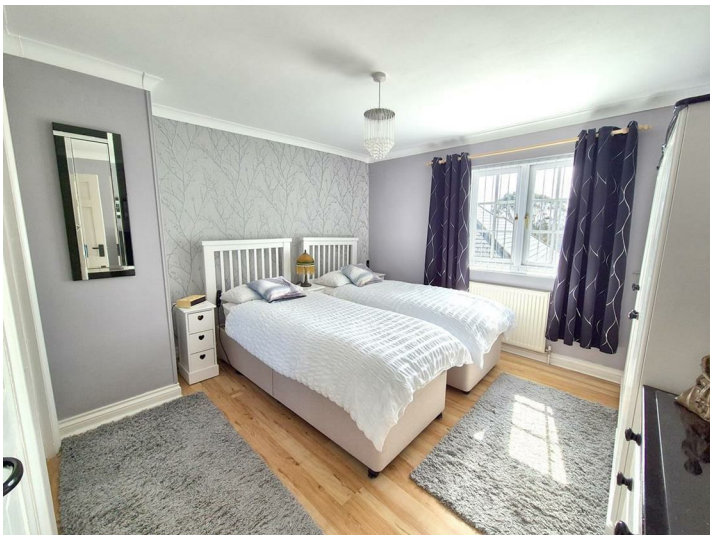
We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### **AGENTS NOTE ONE**

To the side of the property is a shared driveway which leads to a parking area and garage for The White House.







#### **AGENTS NOTE TWO**

We are advised that planning permission has been granted for the construction of a couple of dwellings which also use the share driveway for access. Further details can be found on the Cornwall Council planning portal ref: PA24/09508 and PA24/09508.

#### **AGENTS NOTE THREE**

There is CCTV in operation at the property.

#### **SERVICES**

Mains electricity, water and private drainage.

#### **DIRECTIONS**

From Helston take the A394 towards Penzance and after a few miles you will enter the village Breage. Continue through the village and take the second turning on your right hand side into Higher Road. The property will be found after a short distance on your left hand side.

#### **VIEWING**

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

#### **COUNCIL TAX**

Council Tax Band D.

#### **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**

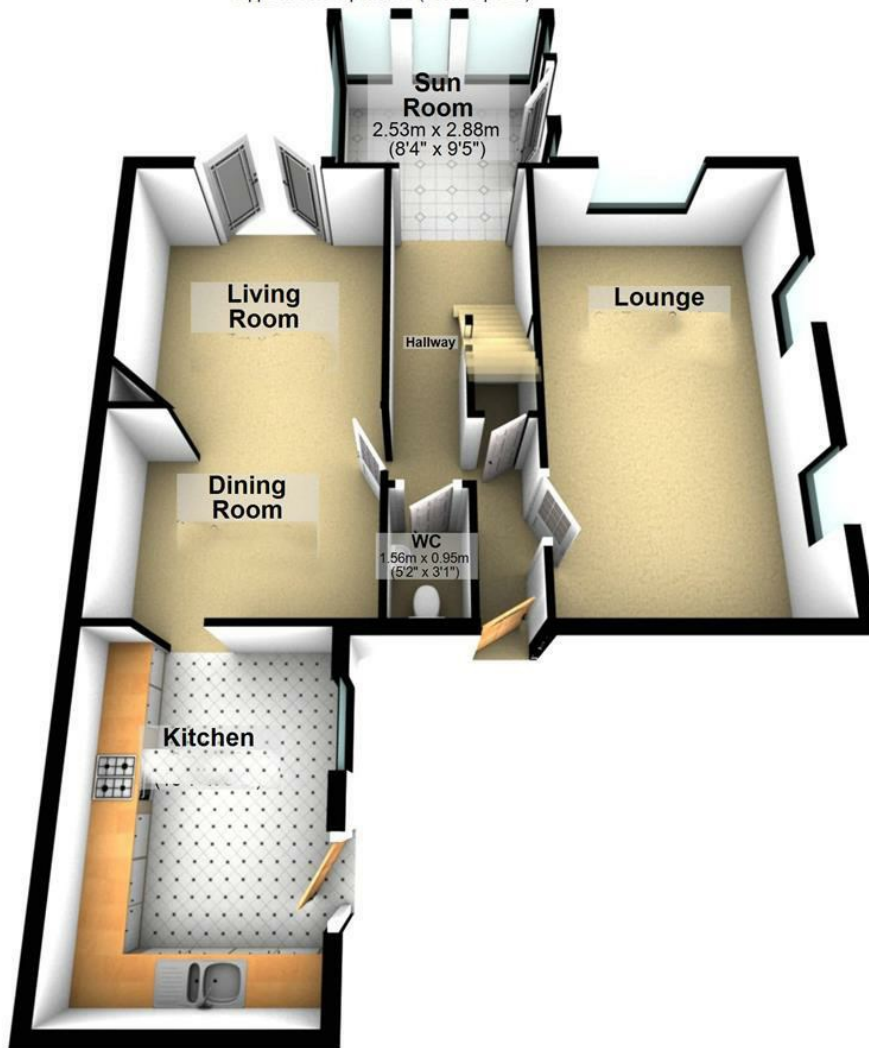
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

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

10th April 2025

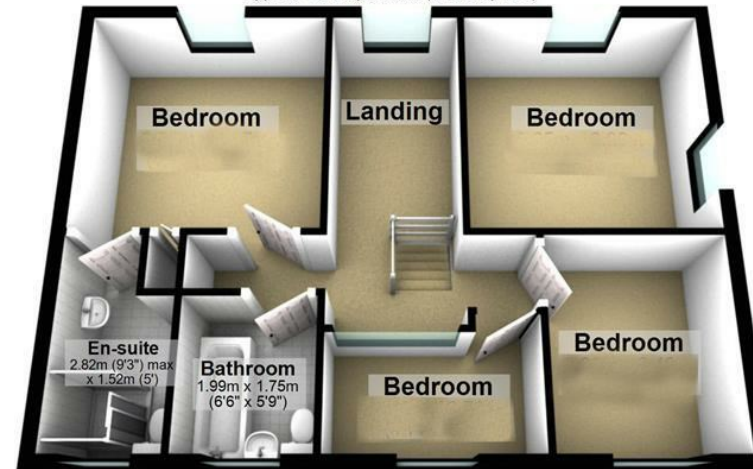
### Ground Floor

Approx. 73.0 sq. metres (785.9 sq. feet)



### First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



Total area: approx. 126.9 sq. metres (1365.7 sq. feet)  
**The White House, Higher Road, Breage**

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## Christophers Estate Agents

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