



**Gwithial Carleen, TR13 9QP**

**£425,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Gwithial

- DETACHED BUNGALOW WITH A RURAL OUTLOOK
- THREE DOUBLE BEDROOMS, INCLUDING A MASTER WITH EN-SUITE SHOWER ROOM
- ATTRACTIVE GARDENS WITH DEDICATED PRODUCE AREA – PERFECT FOR KEEN GARDENERS
- FABULOUS KITCHEN AND DINING AREA WITH INTEGRATED APPLIANCES – IDEAL FOR ENTERTAINING FABULOUS KITCHEN AND DINING AREA WITH INTEGRATED APPLIANCES – IDEAL FOR ENTERTAINING
- AMPLE DRIVEWAY PARKING AND A GARAGE
- PEACEFUL YET ACCESSIBLE LOCATION WITH COUNTRYSIDE AND COAST NEARBY
- FREEHOLD
- EPC TO BE CONFIRMED
- COUNCIL TAX BAND D

Aptly named, this charming property – whose name translates to “A Place of Trees” – enjoys a gorgeous rural outlook framed by mature trees and is set in beautiful secluded gardens. Offering the perfect blend of countryside calm and contemporary comfort, this is a home that feels both peaceful and welcoming.

Inside, the property is well-balanced with a thoughtfully designed layout. The heart of the home is a fabulous kitchen and dining area, well-equipped with a generous range of integrated appliances – ideal for keen cooks and perfect for family meals or entertaining friends. A separate lounge and adjoining conservatory provide versatile living space, with the latter offering a lovely spot to take enjoy the garden and views all year round.

There’s plenty of room for family and guests alike, with three well-proportioned double bedrooms. The master bedroom benefits from its own en-suite shower room, while a stylish family shower room features a spacious walk-in shower.

Outside, the home continues to impress. There is ample parking along with a garage, while the beautifully maintained gardens are a true highlight – a haven for green-fingered enthusiasts or simply a peaceful space to sit, relax, and listen to birdsong. Whether it’s morning coffee on the patio or pottering in the borders, these gardens offer a real slice of country life with an produce area perfect for those who want to ‘grow their own’.

Enjoying a setting that feels wonderfully secluded yet far from isolated, the property offers easy access to both the nearby countryside and coast, with major towns offering a range amenities close by. Whether you’re seeking an active retirement, a family home, or a weekend retreat, this delightful property ticks all the boxes.







#### LOCATION

Carleen itself enjoys an active local community with many activities on offer at the Village Hall and offers easy access to nearby major towns such as Helston, Penzance and Hayle as well as connectivity to the A30. Both the North and South Coast can be accessed by car with a choice of stunning beaches including Praa Sands, Kenneggy Cove and Prussia Cove all within a short drive. Nearby is the National Trust owned Godolphin House Estate and Godolphin Woods both offering plenty of opportunity for countryside walks with fabulous views.

The surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf.

#### ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Sliding door to Entrance Porch

#### ENTRANCE PORCH 7'4" x 2'8" (2.24m x 0.81m)

A useful area with door and side screen to the hallway.

#### HALLWAY

A spacious hallway with two radiators, large linen cupboard with light and access to various rooms.

#### KITCHEN/DINING ROOM 18'2" (maximum) x 14'10" (maximum) reducing to 11' (5.54m (maximum) x 4.52m (maximum) reducing to 3.40)

A real highlight and the heart of the home, perfect for keen cooks and family gatherings.

#### KITCHEN AREA 13'1" (min, not into the depth of the cupboards) (3.99m (min, not into the depth of the cupboards))

Comprehensively fitted with a range of contemporary gloss white base and wall units, including deep pan drawers and clever pull out storage. With integrated appliances, to include two Zanussi eye level electric ovens, a Neff five zone ceramic hob with filter and light over. Two under counter freezers and under counter fridge, space and plumbing for washing machine and attractive slate style worktops with upstands over. Composite one and half bowl sink and drainer with mixer tap. Window to the rear, overlooking the garden and enjoying far reaching rural views. Open plan to dining rear.

#### DINING AREA 11'2 x 7'9" (3.40m x 2.36m)

With a radiator and a door and window to the rear.

#### LOUNGE 15'1" x 13'8" (4.60m x 4.17m)

A lovely dual aspect room with a radiator, window to the side and sliding door to the conservatory.

#### CONSERVATORY 15'2x 9'2" (4.62mx 2.79m)

A fabulous triple aspect room, perfect for relaxing and enjoying the garden and views on a cooler day. With windows to both sides and to the rear and a door to the garden.

#### MASTER BEDROOM 12'5" x 11'5" (3.78m x 3.48m)

With a window to the front, radiator and a door to the en-suite shower room.

**EN-SUITE SHOWER ROOM 11'5" x 2'8" (3.48m x 0.81m)**

With a tiled cubicle, having a chrome effect domestic hot water shower, a wall mounted wash hand basin in vanity unit with mixer tap and useful storage below. Low level w.c., obscure window to the side and a chrome effect ladder style radiator.

**BEDROOM TWO 12'2" x 8'5" (3.71m x 2.57m)**

With a window to the front and a radiator.

**BEDROOM THREE 9'2" x 8'2" (2.79m x 2.49m)**

With a radiator and a window to the side.

**FAMILY SHOWER ROOM 7'7" x 6'7" (2.31m x 2.01m)**

With a walk-in shower being tiled and having chrome effect domestic hot water shower. Concealed cistern, low level w.c. and wash hand basin in a vanity unit with useful storage. A window to the side and chrome effect ladder style radiator.

**OUTSIDE**

To the front of the property is a driveway, providing parking for several vehicles and leading to the garage. Established beds and borders stocked with plants and flowers and a patio seating area and a decorative gravelled area.

**GARAGE 19'6" x 9'8" (5.94m x 2.95m)**

With an up and over door, power and light. Useful rafter storage, Worcester oil fired boiler, window and pedestrian access door to the rear.

**GARDEN**

The gardens are a dream, being beautifully private. They are mainly laid to lawn, with a choice of seating areas, thoughtfully placed to enable the sun to be enjoyed all day, whether it be a morning coffee, an informal lunch or an al fresco supper with friends. Beds and borders are beautifully stocked with a profusion of flowers and shrubs, including primroses and camelias. Keen gardeners are spoilt with a greenhouse and raised beds with a separate produce garden area to the side and sheds providing for storage and potting. The gardens are fully enclosed and secluded and enjoy attractive countryside views.

**SERVICES**

Mains water, electricity and private drainage, oil fired central heating.

**VIEWING**

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

**AGENTS NOTE**

The vendors suggest that subject to any necessary consents being obtained there would be potential to convert the loft which is of good size and is partially boarded with light.

**DIRECTIONS**

From Helston take the road to Penzance and at the top of Sithney Common Hill turn right to Camborne and Hayle by Chris Nicholls Motors. Follow this road and take the second turning on the left signposted Godolphin and Carleen. Follow the road for a couple of miles and upon entering Carleen (at the small cross roads) turn left and at the junction turn left and after a short distance the bungalow will be found on your left hand side indicated by a Christophers For Sale Board.

**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/>





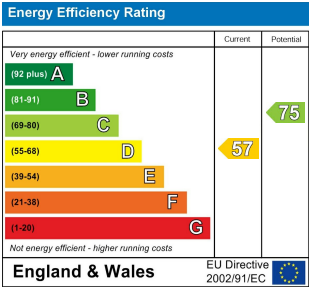
**COUNCIL TAX**  
Council Tax Band D

**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.**  
15th April 2025





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