

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a delightful, four bedroom, semi detached character cottage with one bedroom detached annexe in the rural, Cornish hamlet of Wheal Vor, near Carleen.



Situated in the rural hamlet of Wheal Vor, close to Carleen, is this beautifully presented, four bedroom semi detached house. The delightful residence which is of immense charm and character, benefits from thermal store central heating, solar panels and double glazing. A real highlight of the well proportioned property is the fabulous addition of a 23' conservatory enjoying views over the front garden.

To the outside, well maintained gardens can be found to the front and rear with the front garden being mainly laid to lawn, having an abundance of plants and shrubs and a pleasant patio area. A driveway to the side of the property leads to the rear of the residence which provides parking for a number of vehicles and leads to a garage. The rear garden is also mainly laid to lawn with, once more, an abundances of plants and shrubs and a pleasant summer house with useful shed.

A former detached barn with a local stone facade has been converted to provide a garage on the ground floor whilst on the first floor is a one bedroom annexe complete with kitchen area and shower room which would seem ideal for a dependent relative or young family member seeking independence.

In brief, the accommodation comprises a rear porch, hall, family bathroom, kitchen/diner, lounge and, completing the ground floor, a conservatory. On the first floor are four bedrooms, the master of which benefits from an en suite shower room.

Wheal Vor itself is situated close to the village of Carleen and is conveniently positioned for exploring this area of West Cornwall. The nearby village of Breage provides amenities such as a post office, public house and a well regarded primary school. More extensive amenities can be found in the nearby town of Helston with national stores, supermarkets, cinema, sports centre and both primary and secondary schooling.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STABLE STYLE DOOR TO

REAR PORCH

Large window with an outlook to the rear garden and an attractive stained glass chapel style window with dove design. There is a tiled floor, hanging for coats, built in storage and oil fired boiler. Door to

HALL

With stairs to the first floor, door to the kitchen/diner and door to

FAMILY BATHROOM

A modern attractive suite comprising a panel bath, shower cubicle, washbasin with mixer tap and wall mounted light over and cupboard under, close coupled w.c.. There is a tiled floor with underfloor heating, partially tiled and paneled walls, wall heater, radiator style towel rail, spotlighting. Outlook to the side.

KITCHEN/DINER 7.09M X 2.13M NARROWING TO 1.83M (23'3" X 7' NARROWING TO 6')

A galley style kitchen/diner with attractive working top surfaces incorporating a one and a half bowl ceramic sink unit with drainer and mixer tap over with reverse osmosis water filter, cupboards and drawers under and wall cupboards over. There is an oil fired Esse stove and an array of built in appliances include an oven, hob, fridge/freezer, dishwasher and a washing machine. There are partially tiled walls, spotlighting, decorative under cupboard lighting and outlook over the rear garden. Door to

LOUNGE 7.70M X 3.66M (25'3" X 12')

A fabulous, characterful room with beamed ceiling, engineered oak flooring and partially exposed stone walls. An impressive Inglenook fireplace with granite surround, hearth and mantel over housing a wood burner with back boiler and decorative lighting. To either side of the fireplace are built in cupboards, one of which houses the thermal store. There is an understairs cupboard, window seats with storage and a cupboard houses the fuse board. Door to

CONSERVATORY 7.09M X 2.82M (23'3" X 9'3")

A dual aspect room with outlook to the front garden, tiled floor with underfloor heating and French doors opening onto the garden.

STAIRS AND LANDING

An oak staircase ascends to the first floor landing with doors to all bedrooms.

MASTER BEDROOM

With outlook to the front garden and having an array of built in wardrobes and chest of drawers. There is a window seat with storage. Step up and door to

EN SUITE SHOWER ROOM

Comprising a shower cubicle, close coupled w.c., washbasin and a radiator towel rail. There is a wood floor, spotlighting, partially tiled and panelled walls, built in cupboards and an outlook to the rear garden.

BEDROOM TWO 3.81M X 2.74M (12'6" X 9')

With outlook to the front and having exposed floorboards with coffin hatch. There are an array of built in wardrobes and a window seat.

BEDROOM THREE 2.97M X 2.29M (9'9" X 7'6")

With outlook to the front garden. This room is currently utilised as a holistic treatment room and has a corner wash basin with mixer tap and cupboards under.

BEDROOM FOUR/STUDY 4.34M X 2.36M (14'3" X 7'9")

Large window with outlook to the rear garden. Side Velux window.

THE BARN

An attractive former outbuilding with local stone facade providing a one bedroom annexe on the first floor and a garage on the ground floor.

THE ANNEXE

With stable style door to

LOUNGE/KITCHEN/DINER 5.41M NARROWING TO 3.51M X 3.51M (17'9" NARROWING TO 11'6" X 11'6")

An L shaped open plan room which is triple aspect and has a wood floor and spotlighting. Storage heater.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls and a built in fridge. Door to

SHOWER ROOM

Comprising a shower cubicle with electric shower, close coupled w.c., pedestal washbasin with mixer tap over, frosted window to the rear, spotlighting and partially tiled walls. Small wall cupboard. Electric wall heater.

OUTSIDE

The outside space is a real feature of Penolver with well stocked, beautifully maintained gardens to both the front and rear. These gardens provide lawn and patio areas whilst the driveway, to the side of the property, is stone chipped and leads round to a parking area which provides parking for a number of vehicles and leads to the garage. The rear garden has a pleasant summer house and a useful garden shed.

AGENTS NOTE ONE

We are advised that the property has private drainage.

AGENTS NOTE TWO

Under the terms of the Estate Agents Act 1979 we wish to point out that the owners of this property are related to an employee of Christophers Estate Agents.

SERVICES

Mains electricity, water and private drainage.

DIRECTIONS

From Helston take the road to Penzance and at the top of Sithney Common Hill turn right to Camborne & 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 passing Poldown Caravan Park on your right hand side, up the hill and continue along this road as it straightens out. As the road bends around to the right the property will be found on the right hand side.

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

13th April 2023

PENOLVER WHEAL VOR, CARLEEN,
CORNWALL, TR13 9NQ
PRICE GUIDE £599,950



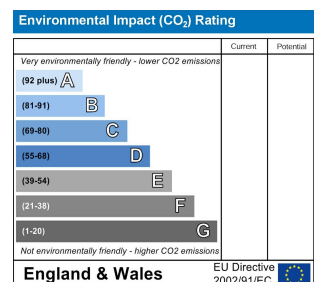
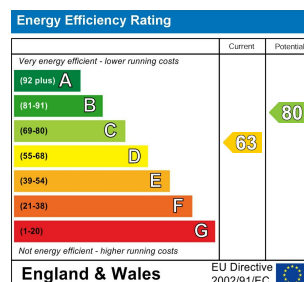
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