

# 2 James Terrace

## Carnkie, Helston, TR13 0DZ









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Nestled in the charming village of Carnkie, Wendron, this delightful terraced cottage on James Terrace has lovely countryside views from the front and rear elevations and has a perfect blend of comfort and countryside charm. With three good size bedrooms, this home is ideal for families or those seeking a peaceful retreat. The ground floor has an entrance porch, kitchen/breakfast room and sitting room providing a cosy space to unwind, while a convenient ground floor cloakroom and utility room add to the practicality of the layout. The first floor has a light and airy landing, two bedrooms and a bathroom. To the second floor is a the third bedroom. Outside, the property features parking at the front, making access easy and convenient. The charming garden area is perfect for enjoying the fresh air, while the lovely rear garden, laid to concrete and lawn, provides a versatile space for outdoor activities. A shed and wood store offer additional storage solutions, and the garden backs onto picturesque farmland, enhancing the tranquil setting. This cottage is not just a home; it is a lifestyle choice, offering the perfect opportunity to enjoy the beauty of rural living while remaining close to local amenities. With its inviting atmosphere and practical features, this property is a must-see for anyone looking to embrace the charm of Cornish life.



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**Guide Price - £295,000**

**Location**

The Village of Carnkie is located approximately 8 miles from Helston and approximately 8 miles from the harbour town of Falmouth. The nearby village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

**Accommodation**

Entrance Porch  
Sitting Room  
Kitchen/Dining Room  
Cloakroom/Utility Room  
First Floor Landing

Bathroom  
Bedroom One  
Bedroom Two  
Second Floor Bedroom Three

**Parking**

To the front of the property.

**Outside**

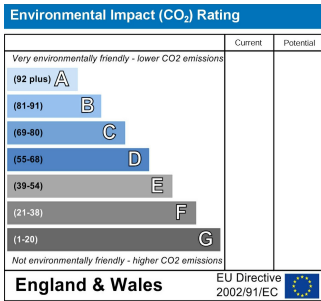
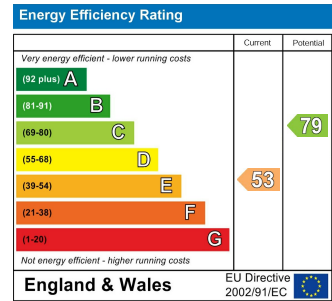
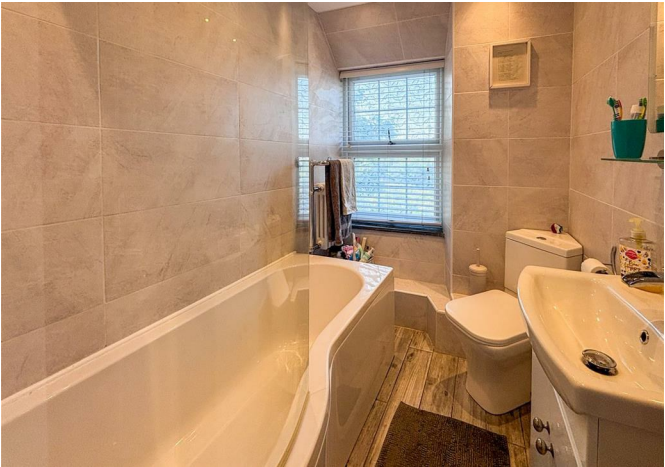
To the front of the property is a small garden area laid to AstroTurf, perfect for enjoying evening barbeques. At the rear, there is a yard with log store and a lawned area with shed. The rear garden backs onto farmland.

**Services**

Mains water and electricity. Private drainage and oil central heating.









### **Rights of Way**

Our clients have advised that they have a right of way across the gardens of 3 & 4 James Terrace for oil deliveries.

### **Council Tax Band- B**

### **What3Words**

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### **Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

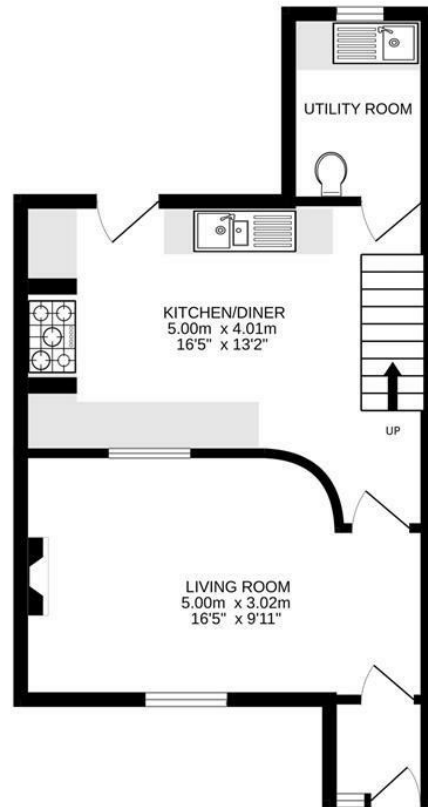
### **Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

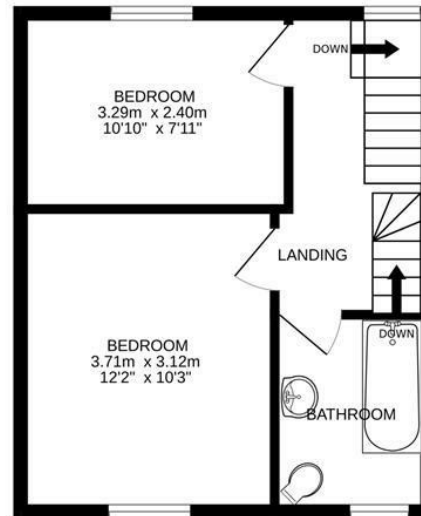




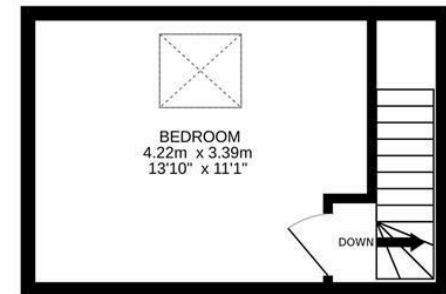
GROUND FLOOR



1ST FLOOR



2ND 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



