

Parc An Nance Trewithick Road Breage, TR13 9PZ







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This charming detached barn conversion is set in a lovely location within a sought after village, offering both tranquility and convenience. The property features a reverse level layout, with the open-plan living/kitchen & dining area situated on the entrance floor, creating a spacious and welcoming environment. The lower ground floor is home to three bedrooms, a hallway, and a bathroom, making it an ideal space for family living. The property is set within large gardens, including a paddock with a poly tunnel, providing ample outdoor space for a variety of uses. It's perfect for a small family or a couple looking to be self-sufficient by growing vegetables, keeping chickens or ducks, and indulging in a love of gardening. The property also benefits from oil heating, ensuring warmth and comfort throughout. In addition, there is plenty of parking, a garage, and a patio seating area directly outside the front door, perfect for enjoying the surrounding views. The added benefit of no onward chain makes this property even more appealing.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price - £464,800

Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

Accommodation

Open Plan Lounge, Kitchen and Dining Room
Lower Hallway

Bedroom One
Bedroom Two
Bedroom Three
Bathroom

Garage

Parking

There is lots of parking on the drive.

Outside

The outside space of this property is excellent in size, offering a well maintained areas of lawn and plenty of parking. There is also a garage for additional storage or convenience. Directly outside the front door, you'll find a patio seating area, perfect for relaxing and enjoying the surroundings. Additionally, the property includes a paddock with a polytunnel, providing great potential for growing vegetables, or other outdoor pursuits. Budding gardeners are going to love the garden at this property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	

Services

Mains water and electricity. Private drainage. Oil heating.

Council Tax Band - Exempt

What3Words

///crest.planet.unstated

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

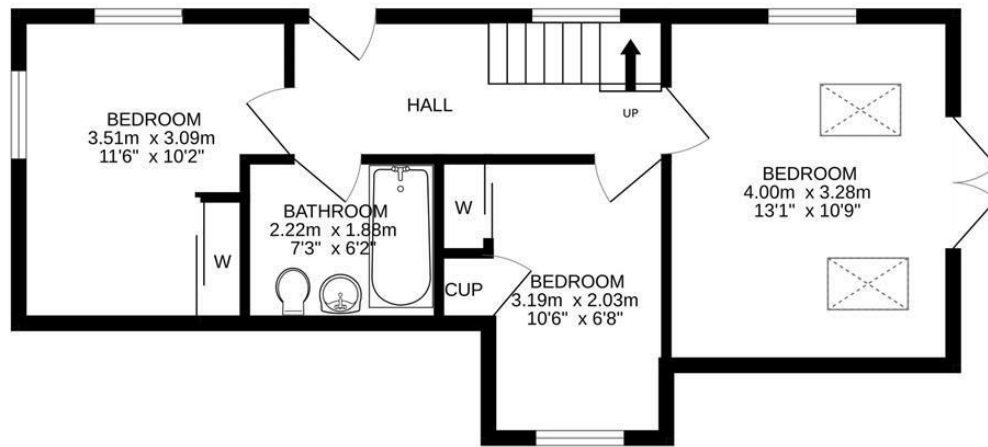
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

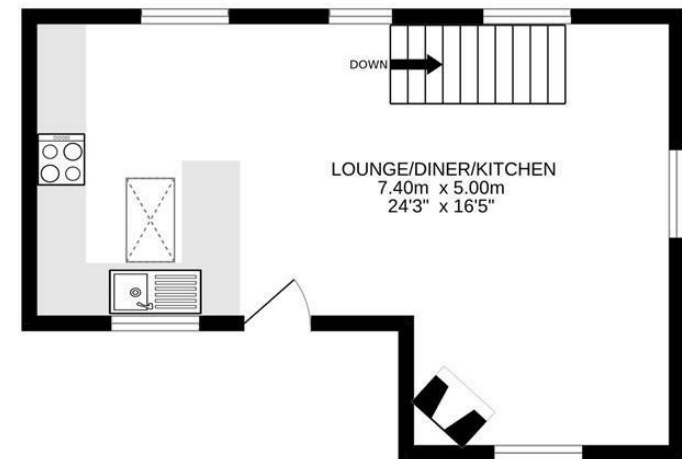
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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