

Polmelin Tregidden St. Martin, TR12 6DS



MATHER
PARTNERSHIP





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This three bedroom detached bungalow is nestled in a peaceful location, offering stunning rolling countryside views. The property features three generously sized bedrooms, with the master bedroom benefiting from built-in storage and a spacious ensuite, as well as an additional shower room. The kitchen is well equipped with ample storage space, while the heart of the home is the inviting lounge/diner, which flows seamlessly into the conservatory overlooking the garden—creating an ideal space for socialising and relaxation.



Step outside, and this property truly shines. The enclosed garden is primarily laid to lawn, providing plenty of room for outdoor activities, and the raised patio is perfect for outdoor seating and soaking up the last of the summer sun. The gravelled driveway offers plenty of parking space and leads to a large outbuilding, offering extensive storage options. Additionally, the unique paddock adds fantastic flexibility and potential, providing endless opportunities for outdoor pursuits.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Offers In Excess of £650,000

Location

Tregidden, located in the village of St Martin, offers a peaceful and picturesque setting while being conveniently close to several charming nearby locations. Just a short distance from the stunning Helford River, this area provides easy access to the beautiful coastal scenery. The nearby village of St Keverne, with its traditional Cornish character, is only a short drive away, offering local amenities and a welcoming community atmosphere. Helston, a historic town with a range of shops, services, and schools, is also within easy reach.

Accommodation

Entrance Porch
Hallway
Bedroom Three
Bedroom One with built in Storage and Ensuite
Bedroom Two
Family Bathroom
Kitchen
Lounge/Diner
Conservatory

Carport

Providing storage and cover for one vehicle.

Outbuilding

Providing a fantastic amount of storage aswell as space the ideal workshop

Parking

The gravel driveway leads upto the outbuilding providing off road parking for several vehicles.

Outside

This beautifully enclosed garden offers breathtaking countryside views, providing a serene and private outdoor space. The garden is primarily laid to lawn, complemented by mature shrubs that enhance privacy and create a peaceful atmosphere. A raised patio area is perfect for alfresco dining, offering a wonderful spot to enjoy the surrounding views.

Orchard

One of the standout features of this property is its impressive orchard, which adds a unique charm and versatility. The flat, expansive space offers endless possibilities, whether you want to continue cultivating fruit trees, create a vegetable patch, or use it for additional storage or leisure activities. The orchard's flexible layout provides plenty of room to make it your own, adding an exciting opportunity alongside the property.

Services

Mains electricity, Private Bore Hole Water Supply, Private Drainage. Ground Source Heat Pump. Owned Solar Panels.



For Identification Purposes Only
This is not a Boundary Plan





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	59	
(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	

Council Tax Band E

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/>

Whats3Words

///sharpness.book.vent



St. Martin, Helston, TR12

Approximate Area = 1618 sq ft / 150.3 sq m (includes garage)

Outbuildings / carport = 1166 sq ft / 108.3 sq m

Total = 2784 sq ft / 258.6 sq m

For identification only - Not to scale



