















# Polmelin Tregidden St. Martin, TR12 6DS

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

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#### 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.







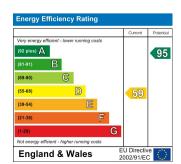












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### Council Tax Band E

### 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

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## 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



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.

