

Kelswell Treloyan

St. Keverne, TR12 6QP







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Situated in the charming village of Treloyan, St. Keverne, this delightful detached bungalow offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The lounge seamlessly arches through to a dining room, creating an inviting atmosphere for entertaining or enjoying family meals. This open-plan layout enhances the sense of space and connectivity throughout the home. A spacious entrance hall provides a welcome as you enter this family home. The surrounding area of St Keverne is known for its picturesque scenery and friendly community, making it a wonderful place to call home. Whether you are looking to enjoy peaceful walks along the coast or explore the local amenities, this location offers a delightful lifestyle. This bungalow is not just a home, it is a place where memories can be made. With its spacious living areas and tranquil setting, it presents an excellent opportunity for those seeking a comfortable and inviting home in a beautiful part of Cornwall. Do not miss the chance to view this exceptional property.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £474,800

Location

This property is located in the hamlet of Treloyan within an easy walk of the delightful fishing coves of Porthallow and Porthustock and on the edge of the historic village of St Keverne with its prominent church, public houses, butchers and shop. Helston is the nearest main town famous for its annual Flora day festival and home to the Naval base of Culdrose.

Accommodation

Entrance Hall
Rear porch
Lounge /Diner
Kitchen
Utility Room

Cloakroom

Bedroom 2

Bedroom 3

Master bedroom with ensuite and dressing area

Bedroom 4

Shower room.

Parking

Parking to the front for four cars.

Outside

The property has a gated drive providing parking. There is a lawned garden to the front and side with an abundance of Cornish shrubs, To the side is a covered store area. At the rear is a further garden area.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		78	
		39	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Services

Mains electricity, oil central heating, mains water and private sewerage.

Council Tax Band-E**What3Words**

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Anti Money Laundering Regulations – Purchasers

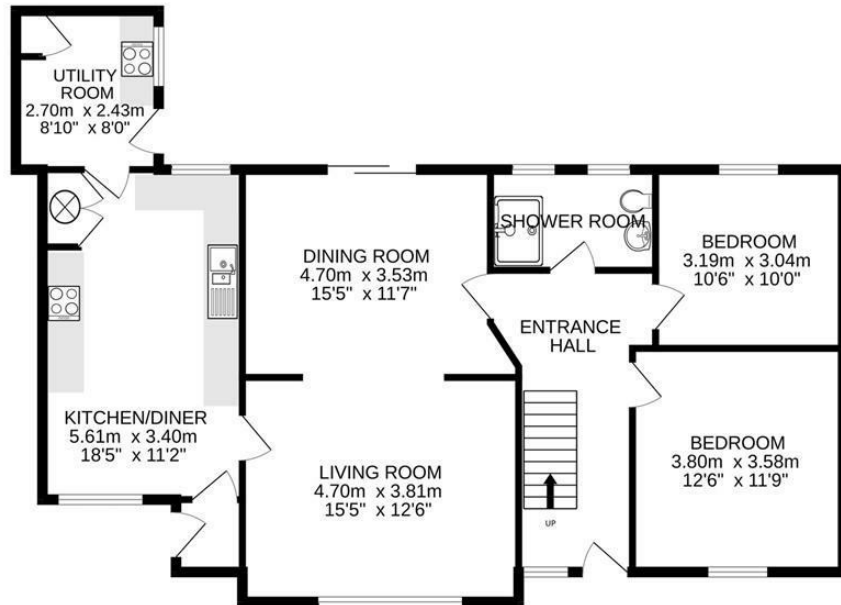
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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



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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