

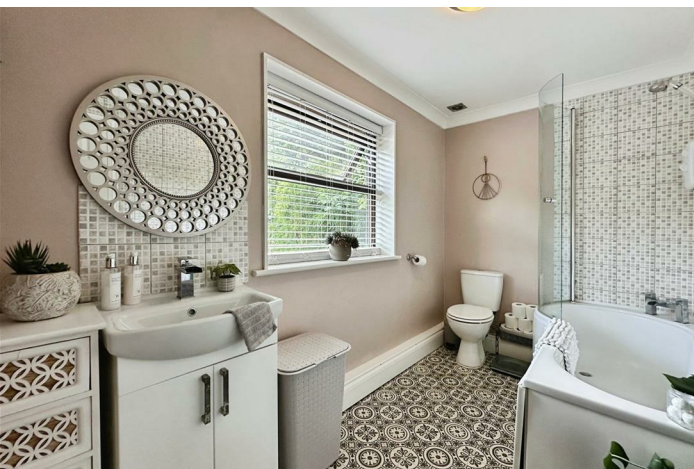
4 Herland Park  
Godolphin Cross, Cornwall TR13 9RJ











# 4 Herland Park Godolphin Cross, Cornwall TR13 9RJ

Tucked away in a peaceful position within a highly sought after village, this three/four bedroom semi-detached home offers spacious and versatile living ideal for modern family life.

The light and airy dining room provides a welcoming space to entertain friends and family, while the well-equipped kitchen boasts ample storage and a breakfast bar for casual meals or a morning coffee. The cosy living room is perfect for relaxing in front of the TV after a long day. Downstairs also features a flexible additional room, ideal as a home office, fourth bedroom, or an extra reception space, depending on your needs. Upstairs, the generous master bedroom is complemented by two further double bedrooms and a modern family bathroom. The landing offers a handy area that could easily be used as a practical home office or study nook.

Outside, the enclosed rear garden has been designed with low maintenance in mind, featuring a patio area and astro turf, ideal for alfresco dining, play, or simply unwinding in the fresh air.



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**Guide Price £295,000**

**Location**

Nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven the larger village of Breage is just approximately 2 miles away providing a Public House, Post Office, Shop and a Primary School. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The South Cornish coastline at Praa sands is approximately 10 minutes away by car.

**Accommodation**

Entrance Porch  
Dining Room  
Living Room  
Study/Utility Room/Bedroom  
Kitchen

Stairs To Landing  
Bedroom Three  
Bedroom Two  
Additional Landing Area/Office space  
Family Bathroom  
Master Bedroom

**Parking**

Off road parking for one vehicle.

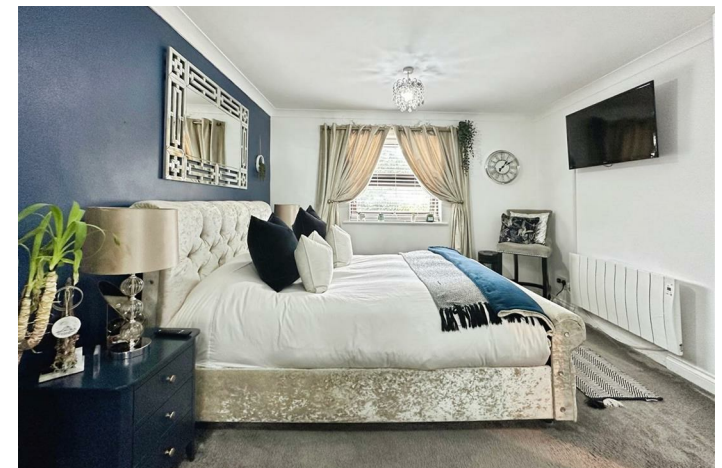
**Outside**

The enclosed rear garden offers a private and low-maintenance outdoor space, perfect for relaxing or entertaining. Featuring a combination of patio and astro turf, it provides a clean and practical setting that can be enjoyed year-round with minimal upkeep.

**Services**

Mains water, drainage and electricity. Shared Private drainage.

**Council Tax Band B**







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### 106 Property

Prospective purchasers should be aware that this property has a section 106 local housing restriction whereby any qualifying purchaser must have a local connection to Breage parish within the first 14 days of advertising. If no suitable applicant comes forward within 14 days of marketing, consideration will be extended to those with a local connection to the adjoining parishes of Crowan, Sithney, Porthleven, and Germoe. After 28 days, applicants with a local connection to Cornwall more widely may be considered. Further details are available on request.

### What3Words

///plan.suitably.changed

### 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.

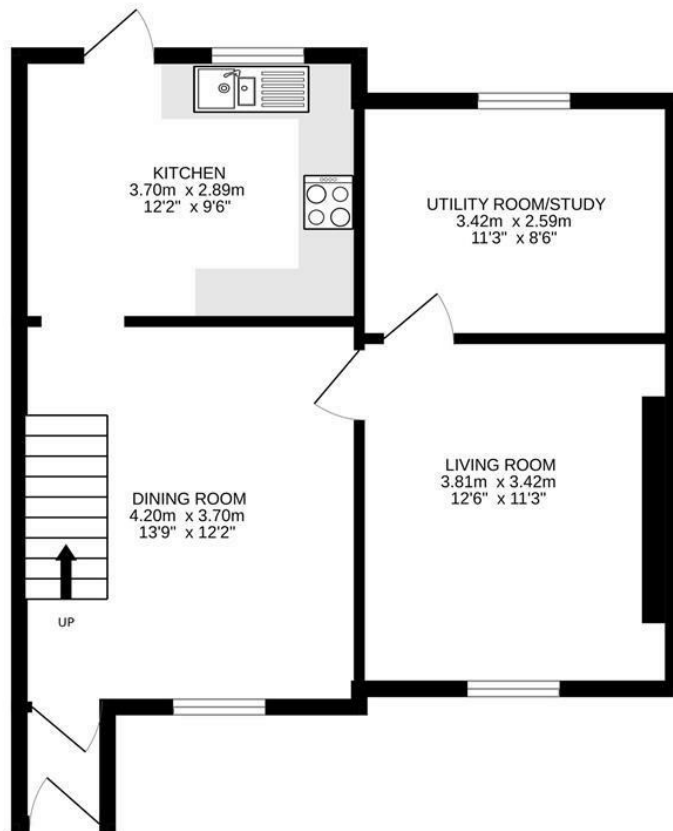
### Broadband & Mobile Phone Coverage

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/>

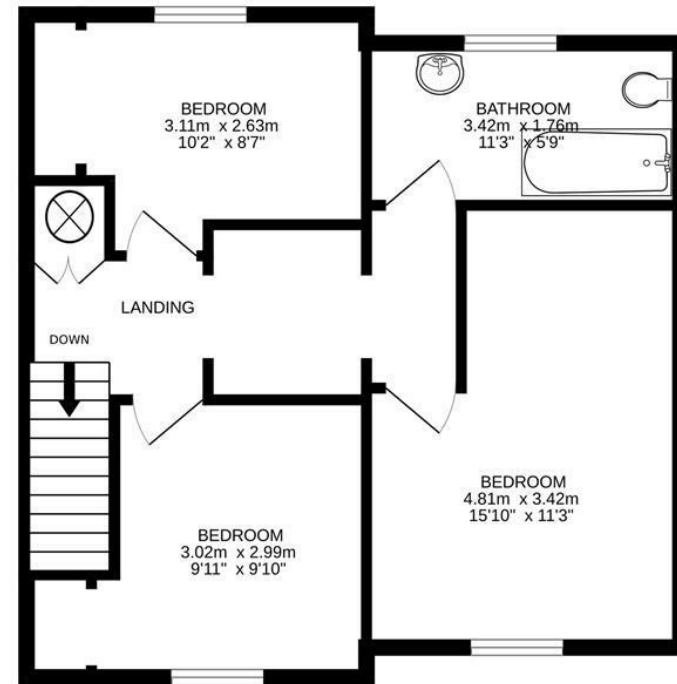




GROUND FLOOR



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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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.



