

Westover Chapel Road
Leedstown, TR27 6BD







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Occupying a substantial and well positioned plot, this impressive detached property offers a rare combination of space, versatility, and stunning rural surroundings. Ideal for families, those seeking additional outdoor space, or anyone looking to enjoy the tranquillity of countryside living, this home is full of potential.

Internally, the property features three generously sized double bedrooms, all offering comfortable accommodation with plenty of natural light. The spacious lounge/diner provides an ideal setting for both relaxing and entertaining, with ample room for a dining table and soft seating. A separate fitted kitchen adds to the practicality of the layout, with scope to modernise or reconfigure if desired.

Externally, the property is equally well appointed. In addition to the large wraparound plot, which offers gardens to the rear, there is extensive parking and storage space, including a double garage, a single garage, and a car port, perfect for multiple vehicles, hobbies, or workshop use.

One of the standout features of this property is its far-reaching countryside views, which can be enjoyed from various points around the home. Whether you're enjoying a quiet morning coffee or entertaining guests in the garden, the outlook provides a truly picturesque backdrop.



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Guide Price - £450,000

Location

Situated on the outskirts of the centrally located and convenient village of Leedstown. To the North can be accessed the A30 as well as the major towns of Camborne and Redruth, to the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

Accommodation

Entrance Hall

Lounge/Diner 5.9M X 2.84M and 5.56M X 2.39M (L shape)

Kitchen 3.48m x 3.2m

Bedroom 3.76m x 3.35m

Sunroom

Conservatory 3.23m x 2.44m

Upstairs to

Bedroom 4.4m x 3.66m

Bedroom 5m x 3.38m

Bathroom

WC

Please note all measurements are approximate

Garage

There is a single garage to one side of the property, as well as a detached double garage with a car port.

Parking

There is ample parking to the front of the property.

Outside

To the front of the property, there is ample parking, while to the rear you'll find a generous, level garden, perfect for families or entertaining. A raised decked area to the back of the garden and patio directly behind the house provide ideal spaces for outdoor dining or relaxing, all while enjoying stunning, far-reaching views over Godolphin and Tregonning Hill.





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		
		78
	44	
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, Electricity and Private Septic Tank.

Solar Panels

These are owned by the property

Council Tax Band D**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.

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/>





First Floor

Approx. 68.7 sq. metres (737.3 sq. feet)



Total area approx. 140.0 sq. metres (1505.2 sq. feet)

Westover, Chapel Road, Leedsford

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