



The Ponderosa
Godolphin Cross, Cornwall TR13 9RE







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LOCATION, LOCATION, LOCATION! This three bedroom detached bungalow is an exciting opportunity for renovators and those looking for a project. With an abundance of potential, it is situated in a secluded and picturesque area within Godolphin Cross and is within a short walk of the Primary School and Godolphin Estate. The internal accommodation comprises a fitted kitchen, dining room, dual aspect living room with patio doors for extra light, two double bedrooms with built in wardrobes, a large single bedroom and a family bathroom. The grounds are a real treat and what make The Ponderosa stand out and will be every gardeners dream. The long driveway is tree-lined, leading to an area of parking for several vehicles in front of the double garage and a workshop to the rear is every car enthusiasts or DIYers dream! To the left of the driveway there is an area of lawn and mature shrubs which subject to any necessary consents being obtained may offer potential for a plot or further development While to the rear there is a further large lawned area with a pond and former mobile home in disrepair. With no onward chain, this property is sure to be snapped up quickly!



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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GUIDE PRICE £520,000

LOCATION

Nestled within the beautiful Cornish countryside and surrounded by farmland, woods and a National Trust Estate is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts, as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. 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 over South West Cornwall. The towns of Helston, Hayle and

Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

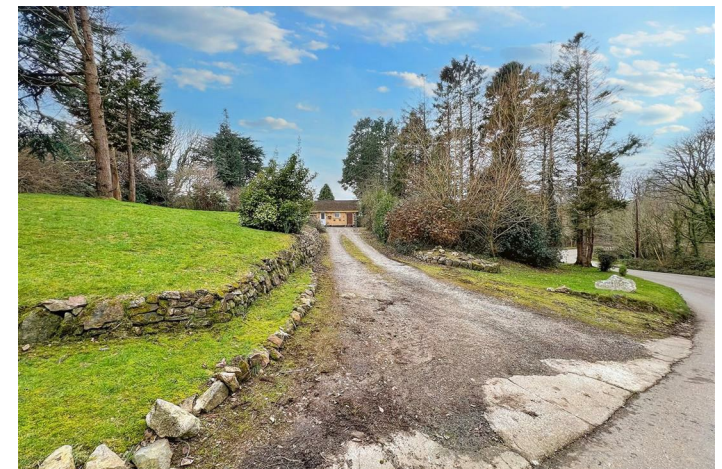
SERVICES

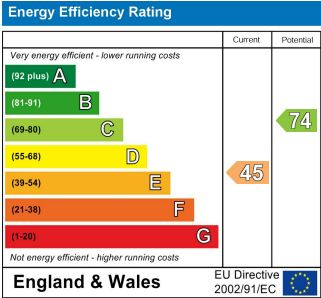
Mains water and electricity. Oil Fired Central Heating. Private drainage.

COUNCIL TAX BANDING- E

BROADBAND AND 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/>





PROOF OF FINANCE - PURCHASERS

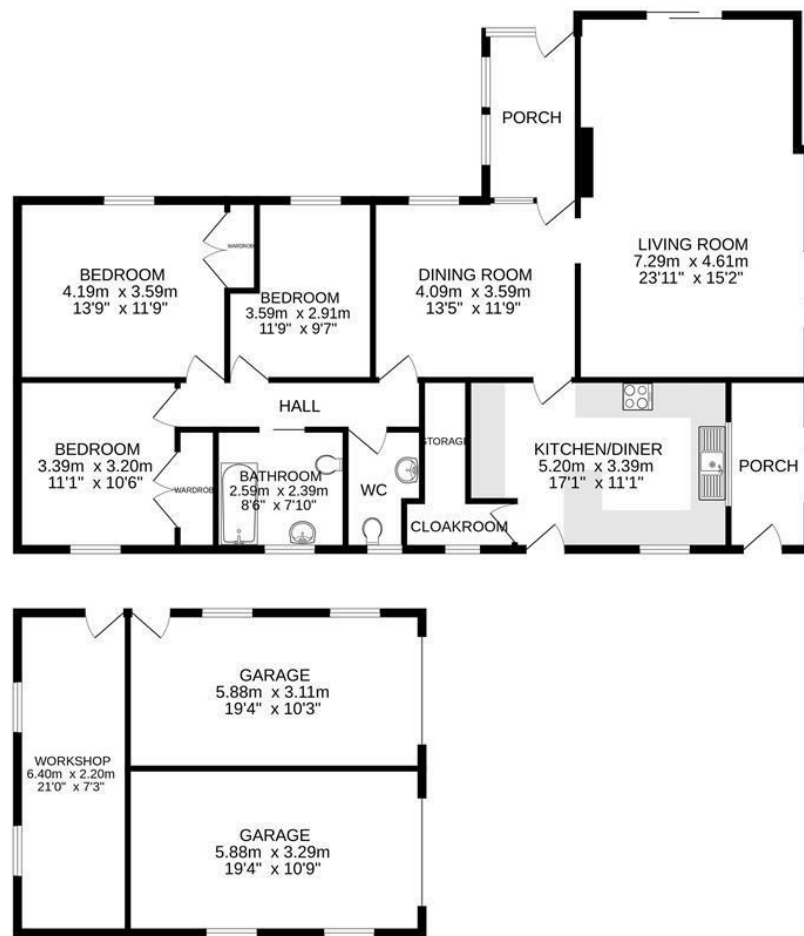
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.



GROUND 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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