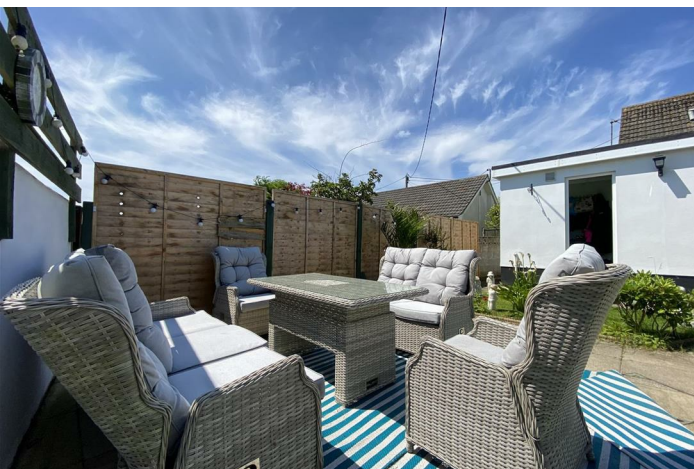


Five Ways Nancegollan Helston, TR13 0AP







Five Ways Nancegollan Helston, TR13 0AP

Nestled in a village location, this four-bedroom dormer bungalow offers the perfect blend of rural charm and modern convenience. With a generous wrap-around garden, there's plenty of outdoor space to relax, entertain, or indulge your green fingers.

Inside, the property provides versatile living with spacious rooms ideal for family life or downsizing in comfort. Two off-road parking spaces add practicality along with a garage, while amenities are just a short distance away, giving you the best of both worlds: countryside tranquility and everyday convenience.

A rare opportunity to enjoy village living without compromising on accessibility.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price - £400,000

Location

Nancegollan is semi-rural hamlet growing in popularity and for good reason. Well placed for access to both the North and South Coast, both with stunning beaches to offer the property is also convenient for the surrounding countryside and good walking. It is also a short drive away from Clowance estate and Praze An Beeble which has a local shop, pub and food establishments. It is easy to connect to the A30 and to access more major towns such as Truro, Camborne and Redruth as well as nearby Helston and The Lizard Peninsular. The property is a short distance from the Ofsted outstanding rated Sithney Primary School. The harbour side town of Hayle is also a short drive away with the town offering excellent local schools, shops and the stunning three mile golden sandy beach at Gwithian from where you are able to take the in the stunning views into St Ives bay and across to Godrevy lighthouse. Hayle also offers excellent access onto the A30 that leads into all the major market of Cornwall and the Cathedral city of Truro.

Accommodation

Kitchen
Utility room

Dining Room/Bedroom

Dining Room

Living Room

Bedroom

Conservatory

Family Bathroom

Bedroom

Bedroom

En Suite

Garage

The Garage is a good space for a workshop/Storage Area

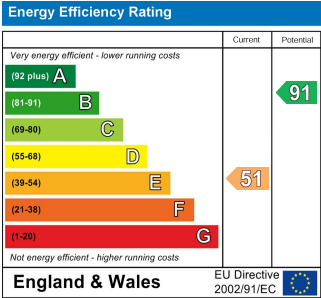
Parking

Parking for 2 cars off road

Outside

A gardener's paradise, this blank canvas is ready for someone to put thier own stamp on it. The garden wraps around the property, offering the perfect spot to enjoy sunny days





Servies

Mains Water, Gas, Electricity and Private Drainage

Council Tax Band- D**What3Words**

///submerged.lakes.additives

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.

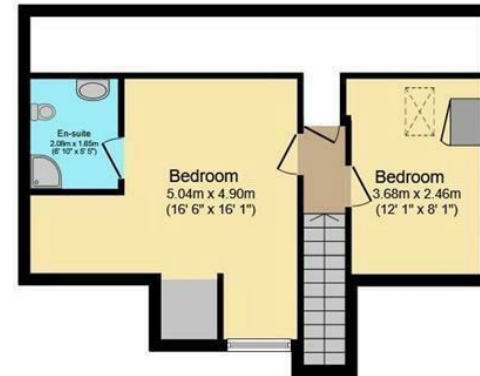
Broadband & Mobile Phone Coverage

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/>

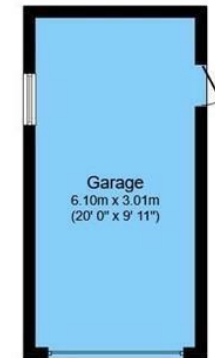




Ground Floor



First Floor



Garage

Total floor area 162.8 sq.m. (1,752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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.

