



Bojorow Garden
Garras, TR12 6LN







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Nestled in a charming rural position near Garras, this detached bungalow offers a unique opportunity for those seeking a tranquil rural lifestyle. With 3 bedrooms, 2 bathrooms, and 1 reception room, this property boasts a spacious layout perfect for comfortable living. Situated on approaching three acres of land, this bungalow provides ample space for outdoor activities and gardening enthusiasts. The property also features parking for several vehicles, ensuring convenience for both residents and guests. Although some renovation work is needed, this property presents an exciting prospect for those with a vision. The range of outbuildings offers the potential for conversion, allowing for further customization and expansion of the living space. Offered with no onward chain, this property provides a hassle-free buying experience, making it an ideal option for those looking to make a swift move. Don't miss out on the chance to own a piece of countryside paradise with this charming bungalow in Garras.



The Mather Partnership, Offices in Helston & Hayle

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Guide price - £475,000

Location

Garras offers a well regarded Primary School as well as the 1000 acre Treloarwarren Estate where one can enjoy wonderful walks taking in a Victorian folly as well as the highest point on The Lizard. Treloarwarren also offers leisure facilities to include a spa, gym, outdoor swimming pool and fine dining. The nearby village of Mawgan has an excellent shop selling fruit, vegetables and locally sourced produce along with a super pub, The Ship Inn which serves delicious meals. The market town of Helston, regarded as the 'gateway to the Lizard Peninsular' lies approximately 5 miles distant and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are only a short drive away. There are sailing facilities including pontoons for smaller boats, deep water moorings for larger yachts and a sailing club at Helford Village. The rugged coastline of The Lizard Peninsular provides for spectacular coastal walks which is an area of outstanding natural beauty. For foodies, less than 7 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries.

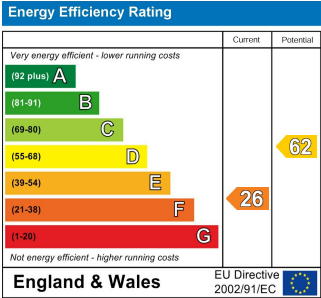
Accommodation

Entrance hall
Kitchen
Dining room
Living room
Bathroom
Utility
Bedroom
Bedroom
Bedroom
Bathroom
WC

Outside

The property benefits from an incredibly private position, and occupies a generous plot offering a wonderful amount of potential. There is a number of out buildings which could be converted subject to gaining the relevant permissions. Our clients believe the total size of the plot is approaching 3 acres.





Services

Mains water and electricity. Private drainage. The property has solar panels in place.

Agents note

Our clients have informed us that they believe the construction of the property is mainly timber. Any interested purchasers requiring a mortgage will need to confirm with their lender/broker if the property is suitable.

Council Tax - Band D**Anti-Money Laundering Regulations**

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

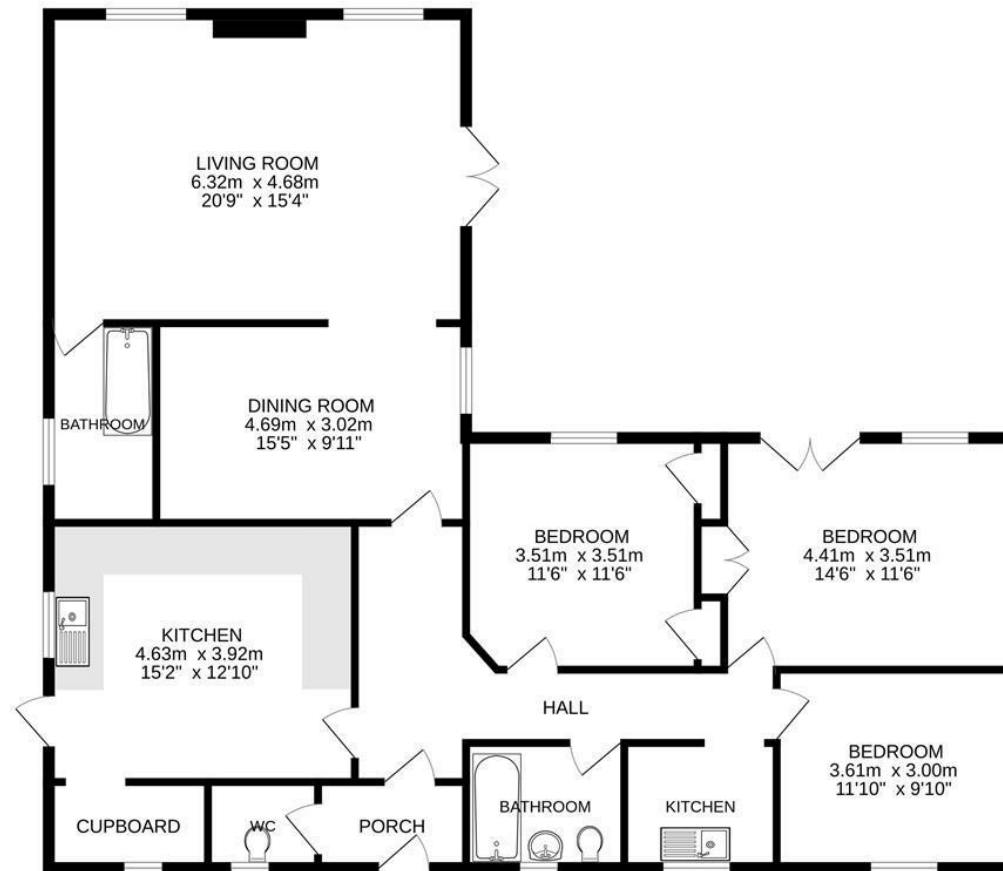
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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