

Ivy Cottage Pellor Road Breage, TR13 9QL



MATHER
PARTNERSHIP





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This delightful Grade II listed property offers a perfect blend of historic character and modern living. Featuring three generously sized bedrooms, a separate dining room, a comfortable lounge, and a well appointed kitchen, this home provides ample space for family living and entertaining.

To the front, there is a level garden, a retreat for gardening enthusiasts. Across the shared gravel courtyard lies a large, detached garden with a shed, offering plenty of room to create your own private oasis, whether that's a vibrant vegetable patch, a relaxing seating area, or a play space for children.

Additional practical benefits include parking for two cars to the rear of the property, providing convenient access and ease for residents and guests alike.

Perfectly positioned and full of potential, this beautiful listed home is ready for you to make it your own.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price £495,000

Location

The village of Breage offers a real feeling of community having a great range of facilities and amenities. There is a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast and South West Coast Path.

Accommodation

Kitchen
Dining room
Lounge
Conservatory

Upstairs to
Bedroom
Bedroom
Bedroom
Family Bathroom

Parking

There are two parking spaces behind the property.

Outside

The property features a level garden to the front of the home, ready for you to create your perfect outdoor space. Across the shared gravelled area, you'll find a large, detached garden, also level and full of potential. Whether you want to design a relaxing retreat, a vibrant vegetable patch, or a play area, both gardens provide ample opportunity to put your own stamp on them.

Services

Mains water, electricity and shared septic tank.

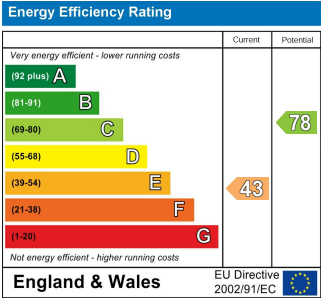
Agents Note

There is a right of way from the shared courtyard to the property.



For Identification Purposes Only
Not an Exact Boundary Plan





Agents Note 1

The property is grade two listed.

Rights of Way

Pellor Cottage Benefits from an easement to maintain their oiler and oil tank

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

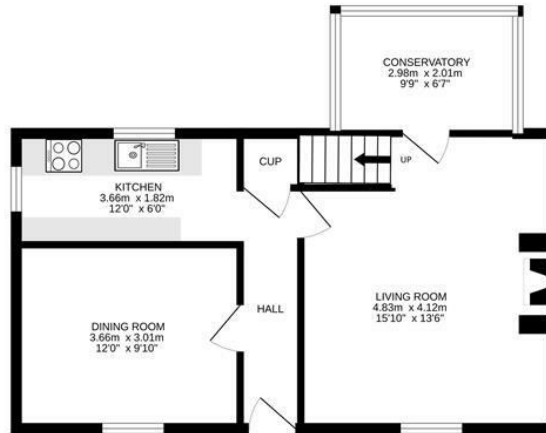
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

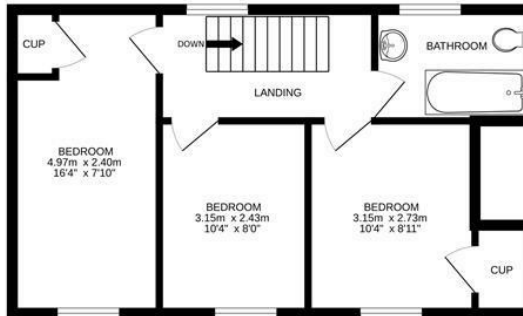
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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