

2 Godolphin View

Nancegollan, TR13 0AL







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Situated in a quiet residential area in the convenient village of Nancegollan, this charming mid-terraced cottage presents a delightful opportunity for those seeking a characterful home with immense potential. Originally a former miners' cottage, the property boasts a wealth of charm and history, making it a unique find in this sought-after area. The cottage features two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, it offers ample space for families or those wishing to accommodate guests. One of the standout features of this property are the generous gardens, which provide a wonderful outdoor space for gardening enthusiasts or families looking to enjoy the fresh air. The south-facing aspect allows for plenty of natural light and offers lovely countryside views, creating a serene backdrop for your daily life. Parking is a breeze with an off road parking space for one vehicle, as well as two garages, providing secure storage or additional parking options. While some modernising is required, this presents a fantastic opportunity to personalise the home to your taste and style. In summary, this charming cottage in Nancegollan combines character, space, and potential. With its idyllic location and lovely gardens, it is sure to appeal to those looking for a peaceful retreat in the heart of the countryside. Don't miss the chance to make this delightful property your own.



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

Guide price - £265,000

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

Entrance porch

Kitchen dining room

Living room

Conservatory

Bedroom

Bedroom

Bedroom

Bathroom

Outside

The property benefits from generous south facing gardens, with a large open lawn to the front elevation complimented with a range of fruit trees and established borders. There is great potential to install growing areas and beds. To the very end of the front garden is a good size garage, ideal for storage. The rear garden features secure patio and lawn areas, with the addition of a pond. Our client has advised that there is no longer a greenhouse.

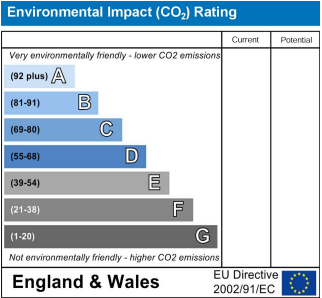
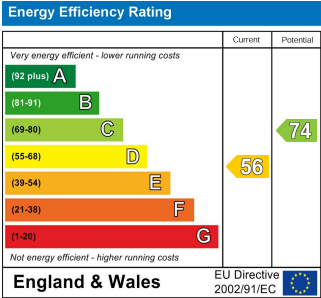
Garage and Parking

Good size garage fitted with power and light. There is also parking in front of the garage for one vehicle.

Services

Mains electricity, water and drainage. Oil fired central heating.





Agents Note

Our client has advised us that this property had a right of way over the neighbours land to get to their garage.

Council Tax Band- B**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

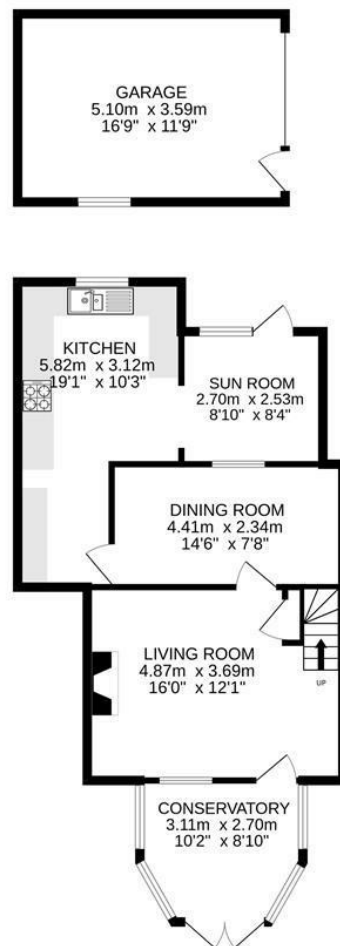
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

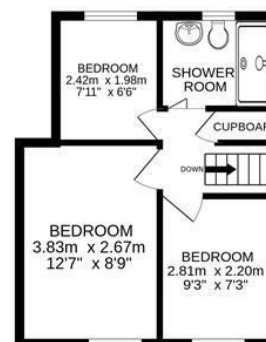
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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