

10 Brillwater Road  
Constantine, TR11 5AJ





# 10 Brillwater Road Constantine, TR11 5AJ

This versatile and spacious detached property offers exceptional accommodation, including a three bedroom main house, a self-contained one bedroom flat and additional one bedroom accommodation situated above the garage, ideal for multi generational living, guests, or rental opportunities.

The main house features generous living spaces and well proportioned bedrooms, while the below one bedroom flat provides independent access and flexible use. The separate one bedroom unit above the garage further enhances the property's appeal, offering privacy and convenience.

Externally, the home benefits from a terraced planting area to the front and parking for multiple vehicles to the rear of the property along with a parking space to the front. To the rear, there is a tiered garden that provides a mix of usable outdoor spaces, perfect for relaxation, gardening, or entertaining.

This unique property offers outstanding adaptability and ample space, making it an excellent opportunity for families or those seeking additional accommodation options.



The Mather Partnership, Offices in Helston & Hayle  
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Guide Price £670,000

#### Location

Constantine is a well served village located between the towns of Falmouth and Helston. The village has plenty to offer and boasts an excellent Primary School, comprehensive village stores, Doctors Surgery, Church, Public House and Social Club to mention just some of the facilities in this village. The sailing waters of the Helford River are within comfortable driving distance from the property as is the stunning Trebah Gardens. Comprehensive schools are available either in Helston or Falmouth. The city of Truro is approximately 30 minutes away by car. On the whole, Constantine is a brilliant place to live with a very active community.

#### Accommodation

Entrance hall  
Kitchen/Diner  
Bedroom  
Study  
Bedroom

#### Family Bathroom

#### Lounge

#### Upstairs to

Master bedroom with Ensuite and Dressing room.

#### Flat

There is one bedroom flat below the property which is access via a separate door, this is fully self-contained, has a shower room and Kitchen.

#### Garage/Above Accommodation

There is a large single garage with living self contained accommodation above including a open plan kitchen/living/diner and separate shower room.

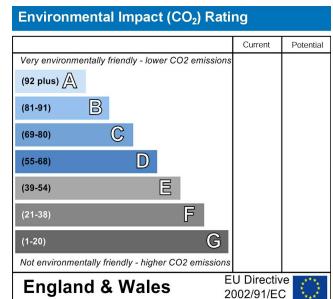
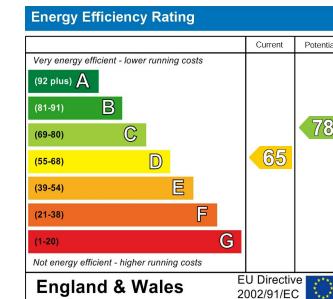
#### Parking

There is ample parking to the rear and a parking space to the front.

#### Outside

There is a terraced planting area to the front of the property and a terraced garden to the rear. One tier is laid to lawn with a bedding area, while the other tier is a wild garden.





**Services**

Mains Water, Electricity, drainage and oil central heating.

**Rights of Way**

Our client has informed us that she has a right of way to access her rear garage and parking area.

**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**

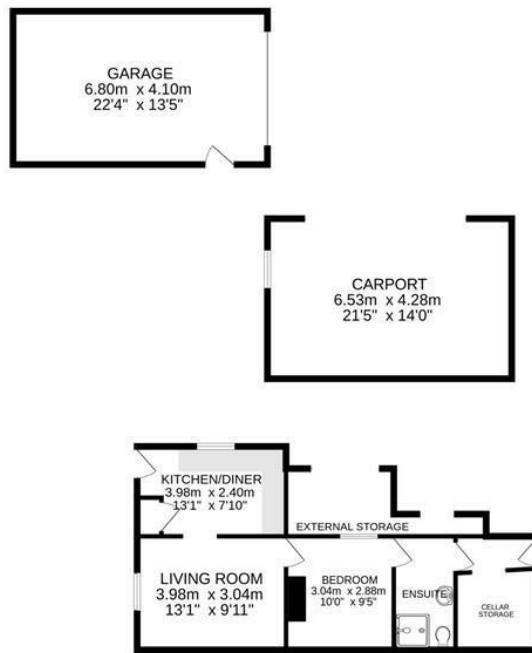
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

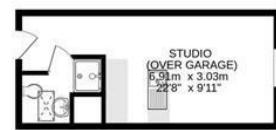
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



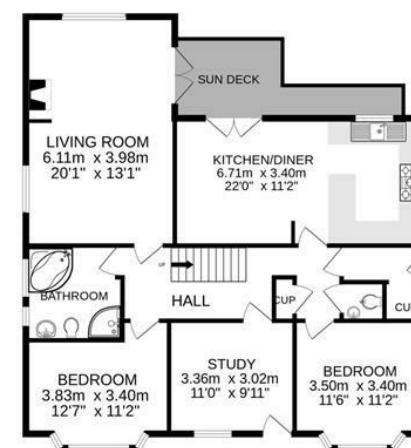
GROUND FLOOR



1ST FLOOR



2ND 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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