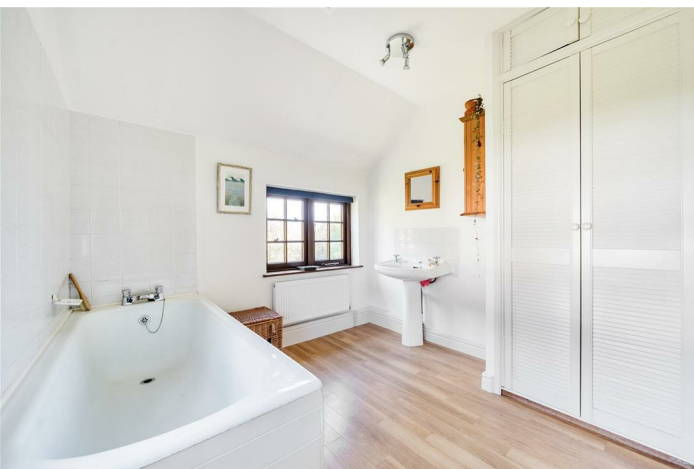


Mount View Gweek, TR12 6UH







Mount View Gweek, TR12 6UH

Occupying a quiet rural position close to the picturesque village of Gweek, this charming detached cottage offers a delightful blend of character and modern living. Set on a generous plot, the property boasts beautiful gardens complete with a polytunnel and growing beds, perfect for those with a passion for gardening or outdoor entertaining. The property also benefits from a good size work shop, providing ample storage space. Inside, the home features two spacious reception rooms, providing ample space for family gatherings or quiet evenings in. With five well-proportioned bedrooms, this property is ideal for families seeking comfort and space. The bathroom is thoughtfully designed, ensuring convenience for all residents. The cottage is situated in a tranquil rural location, allowing for a peaceful lifestyle while still being within easy reach of local amenities. The good-sized garage and off-road parking for several vehicles adds to the practicality of this lovely home. This property truly embodies the charm of countryside living, making it an excellent choice for those looking to escape to the hustle and bustle of city life. With its wealth of character and modern finishes, this home is ready to welcome its new owners.

Don't miss the opportunity to make this enchanting cottage your own.



The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price - £684,800

Location

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities including a shop, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events, a playgroup and the "Gweek Players" annual productions. Gweek is also home to the Cornish Seal Sanctuary.

Accommodation

Entrance hall
Living room
Dining room
Kitchen breakfast room
Shower room
Bedroom
Bedroom
Bedroom

Bedroom
Bedroom
Bathroom
WC

Outside

The property occupies a generous plot in a truly wonderful rural setting. The immediate gardens are laid to lawn, with a large range of trees, shrubs, flowers and bushes, as well as a patio area. Given the property's position, it benefits from good hours of sunshine. Proceeding through to the extended garden, there is an outbuilding providing really useful storage and workshop space. There are various growing areas, with Cornish stone walling to the northern boundary. The garden then opens us to a beautiful open meadow, with a variety of Cornish apple trees, mature pines and a Polytunnel, which is perfect for those looking to grow their own produce. The off road parking area in front of the garage provides space for several vehicles, and is laid to Tarmac.

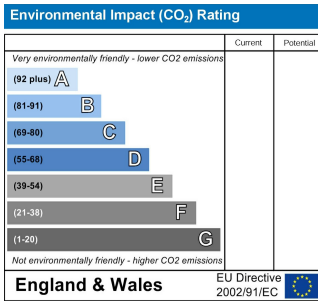
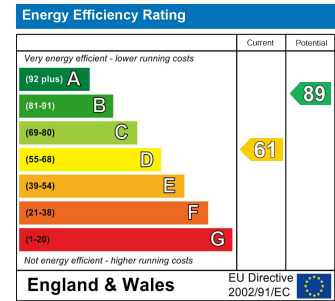
Garage

Good size garage with a front aspect door and side aspect pedestrian door. Power and light.

Parking

The property benefits from off road parking in front of the garage for 2-3 vehicles.





Services

Mains water and electricity. Private drainage (septic tank). Our clients use a log burner to power a system of radiators. Freehold tenure.

Solar Panels

Our clients have informed us that they own a solar thermal panel which is located in the garden. This can be used to heat the hot water.

Council Tax Band C

What3Words

///soonest.bead.bolts

Anti Money Laundering Regulations – Purchasers

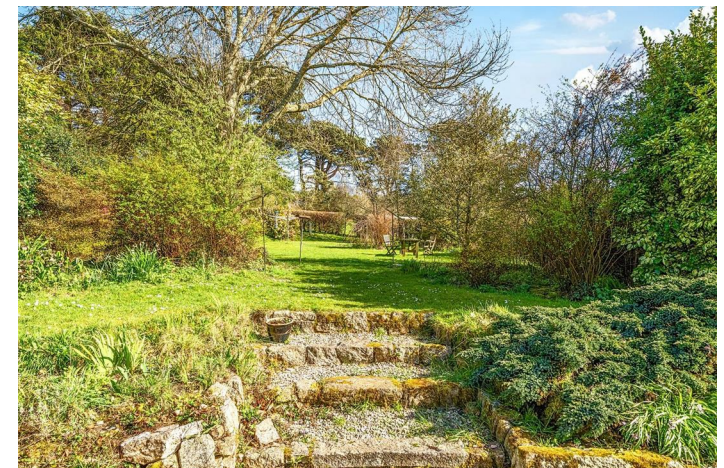
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

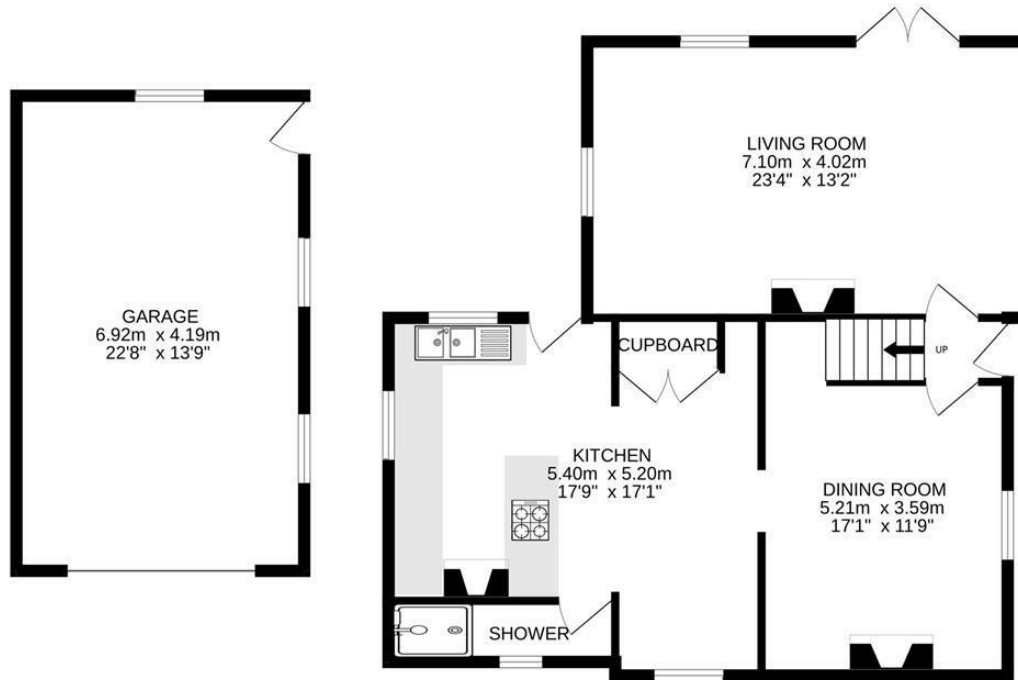
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

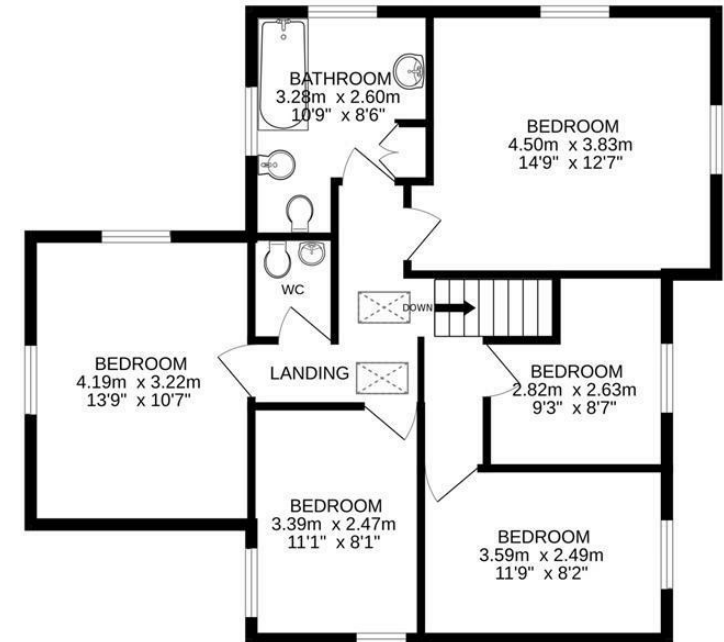
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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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.

