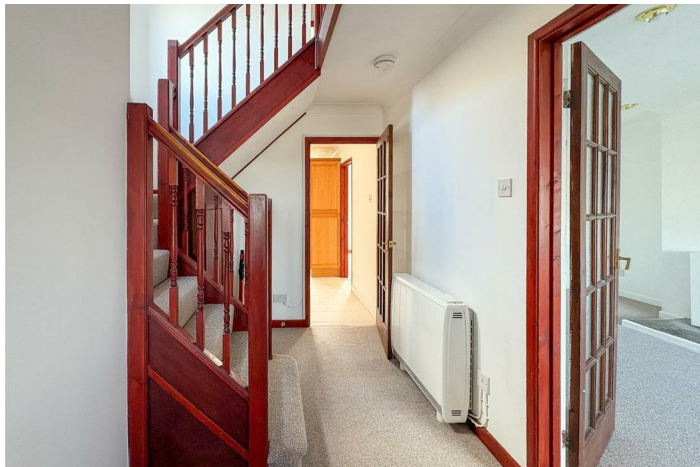




10 Roseline Estate
Carnkie, Helston, TR13 0XA





10 Roseline Estate Carnkie, Helston, TR13 0XA

Set in a peaceful countryside location with easy access to both Falmouth and Helston, this four bedroom linked detached house offers a perfect blend of rural charm and modern convenience. The spacious lounge is bright and airy, providing a welcoming space to relax or entertain. The generously sized kitchen offers plenty of storage and worktop space, ideal for meal preparation. There's also room for a table and chairs, or, if preferred, it could be extended with additional units to create your dream kitchen. Just off the kitchen, the dining room provides a comfortable setting for family meals and gatherings. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The master bedroom comes with its own ensuite, offering a private retreat. Outside, the lovely rear garden features steps leading up to a lawn area, ideal for outdoor activities or simply soaking up the fresh air. The property also benefits from driveway parking and a garage, providing ample space for both vehicles and storage.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Price- £365,600

Location

The Village of Carnkie is located approximately 8 miles from Helston and approximately 8 miles from the harbour town of Falmouth. The nearby village offers a highly regarded public house. A regular bus service runs through the village and Halwin Primary School is approximately half a mile away with Helston providing further primary and secondary schooling together with many other amenities including Cinema, Supermarkets and Leisure Centre.

Accommodation

Entrance Porch
Hallway
Cloakroom
Living Room
Kitchen

Dining Room
Stairs to landing
Bedroom Two
Bedroom One with en suite
Bathroom
Bedroom Three
Bedroom Four

Outside

The front garden is laid to lawn. The rear garden features steps leading up to a spacious lawned area, providing a lovely space for outdoor activities and relaxation.

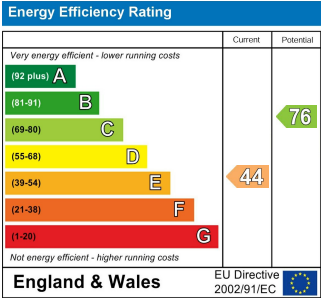
Garage

Garage with up and over door and sink.

Parking

Driveway tandem parking for multiple cars.





Services

Mains water, electric and drainage.

Council Tax Band D**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

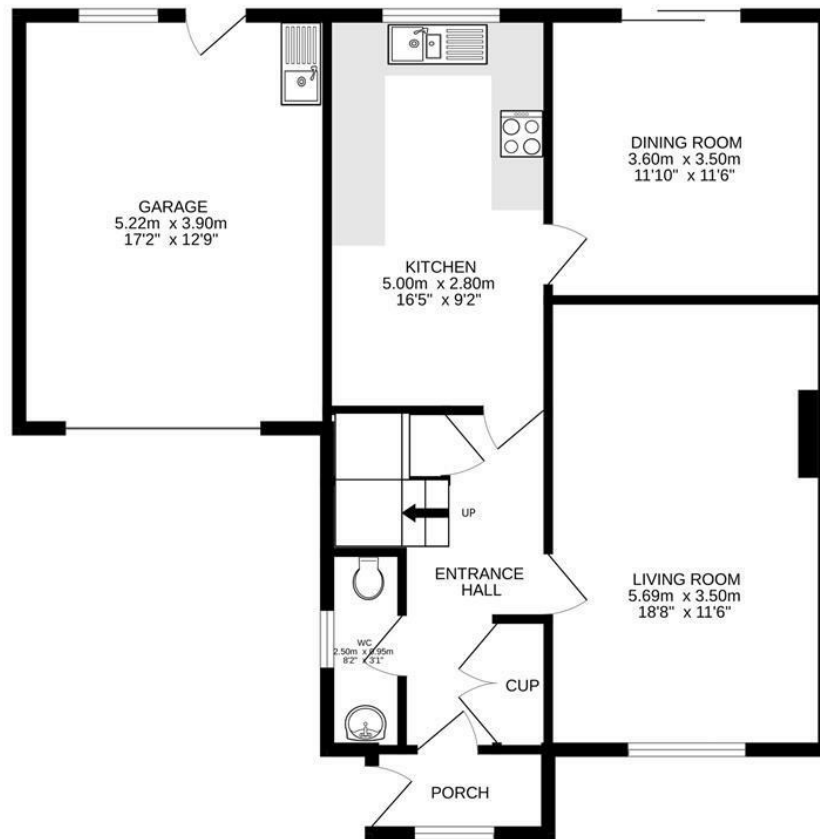
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

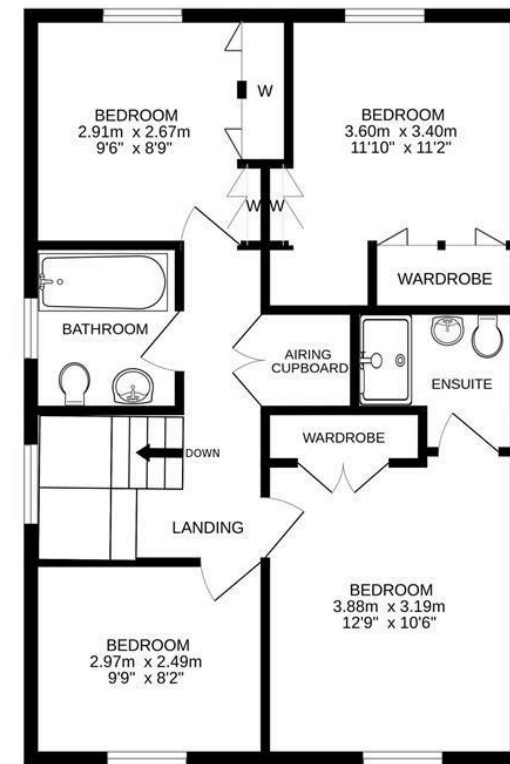
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GROUND FLOOR



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.

