

Wellyn Horsedowns Road Leedstown, TR27 6BS







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Situated on the outskirts of the popular village of Leedstown, this spacious detached bungalow offers versatile accommodation with the added benefit of an annexe. The property is set back from the road with ample driveway parking, creating a welcoming approach.

The bungalow boasts open-plan living areas that provide a bright and sociable layout that leads into a large conservatory that gives access and overlooks the rear garden, perfect for family life and entertaining. To the rear, a generous enclosed garden enjoys a high degree of privacy and features a tranquil fishpond along with a variety of established fruit trees. To the side is a large area which is enclosed and currently used as a chicken coup

An annexe provides excellent flexibility, ideal for extended family, guests, or potential rental income. With its generous outdoor space and adaptable accommodation, this property combines rural charm with modern convenience.



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Guide Price 499,950

Location

Situated on the outskirts of the centrally located and convenient village of Leedstown. To the North can be accessed the A30 as well as the major towns of Camborne and Redruth, to the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

Accommodation

Entrance

Kitchen

Utility Room

Lounge Dining Room

Conservatory

2 double bedrooms

Family Bathroom

Bedroom Ensuite

Annexe Kitchen Lounge Dining Room

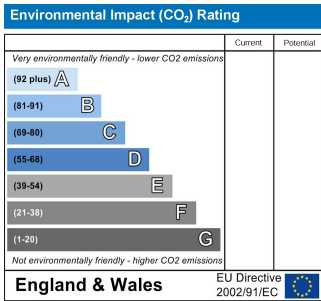
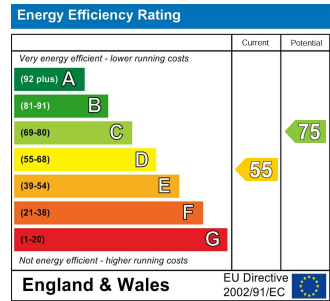
Parking

The property is accessed via a gated entrance where there is driveway parking for at least 4 to 5 cars

Outside

To the front of the property is a lawned garden which is enclosed by fencing. There is access to either side of the property which leads around to the rear. The rear garden is beautiful and can be accessed from the conservatory. Offering a large patio area creating the ideal Alfresco dining area or sunbathing spot. There is a large lawn garden beyond that incorporates a large fishpond, summer house and a number of fruit trees. Leading of the annex is an artificial grass area with access onto the rear garden. To the side of the parking area is access into a further area of garden which is currently used as a Chicken run and offers two large sheds and an enclosure for birds.





Services

Mains water, electricity. Private drainage. Oil Fired Central Heating.

Agents Note

Grant of Probate is still in its early days of application.

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

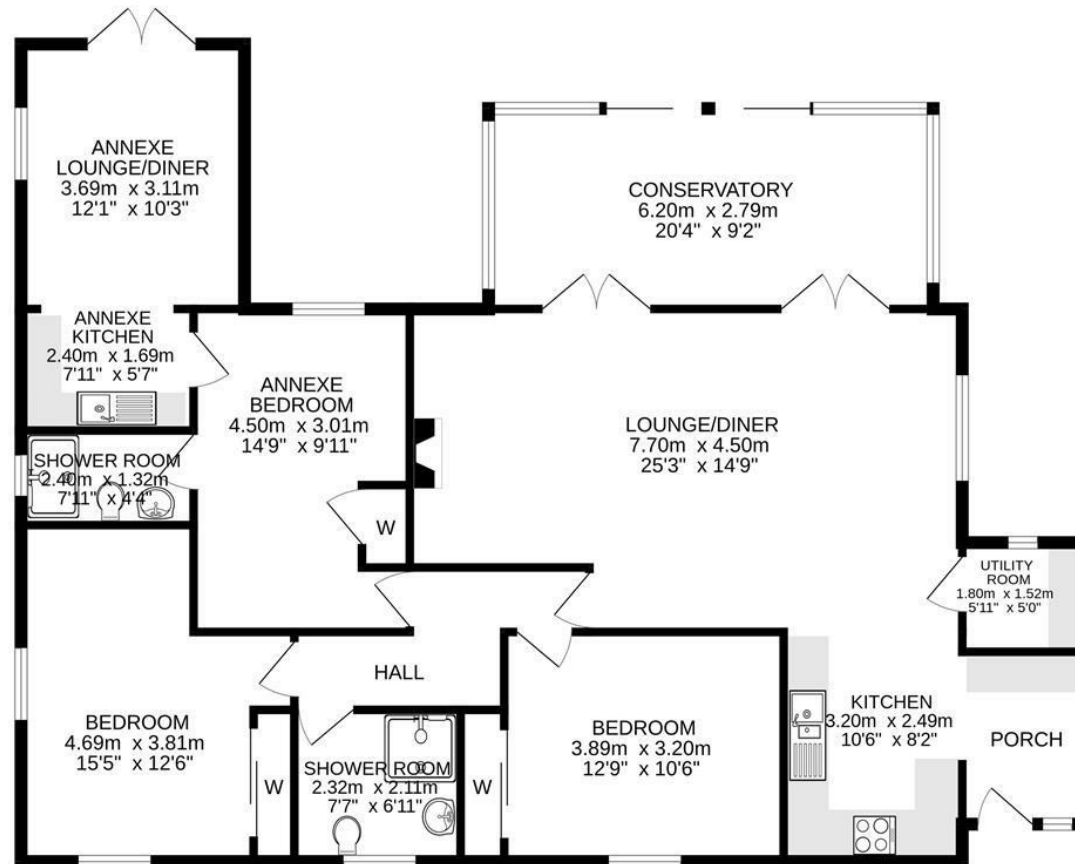
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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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