

Corner Stone House, 3 Brillwater Cottages Constantine, TR11 5AH





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Positioned on the outskirts of the charming village of Constantine, this immaculately presented detached cottage offers a perfect blend of modern living and period charm. With three well-proportioned bedrooms, this family home is designed to cater to both comfort and style. The property boasts a beautifully finished interior, showcasing a harmonious mix of contemporary design and traditional features that create a warm and inviting atmosphere. The external finish is sympathetic to the surrounding properties, with stone pointing and granite quoins. The spacious layout is ideal for family life, providing ample room for relaxation and entertaining. Situated in a quiet position, the cottage enjoys an enviable location that allows for a peaceful lifestyle while still being conveniently close to the local amenities of Constantine. The south-facing gardens are a delightful addition, offering a good-sized outdoor space perfect for enjoying sunny days and family gatherings. For those with vehicles, the property includes off-road parking for 2-3 cars, ensuring convenience and ease of access. This delightful home is a rare find, combining modern comforts with the character of a traditional cottage, making it an ideal choice for families or anyone seeking a tranquil retreat in a picturesque setting.



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

Guide price - £510,000

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
Living room
Kitchen dining room

WC

Bedroom

Bedroom

Bedroom

Bathroom

Outside

The property benefits from spacious gardens chiefly laid to lawn, affording wonderful hours of sunshine. Attractive Cornish stone hedging to the boundaries adds to the charm and character of the property, in keeping with the surrounding area. Planted flowers and trees compliment the garden area. To the rear elevation is a low maintenance area providing storage space with garden shed.

Parking

The property benefits from off road parking for 2 to 3 vehicles, laid to loose stone chippings.

Services

Mains water, electricity and drainage. Freehold tenure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Rights of Way

Our client has informed us that the owner of the neighbouring property has a pedestrian access next to the double parking area, over the thin gravel path, to access their footpath. The further neighbouring property has right of access over the gravelled area to the right of the double parking area to access their garage, as shown in the brochure image.

Council Tax Band- D**What3Words**

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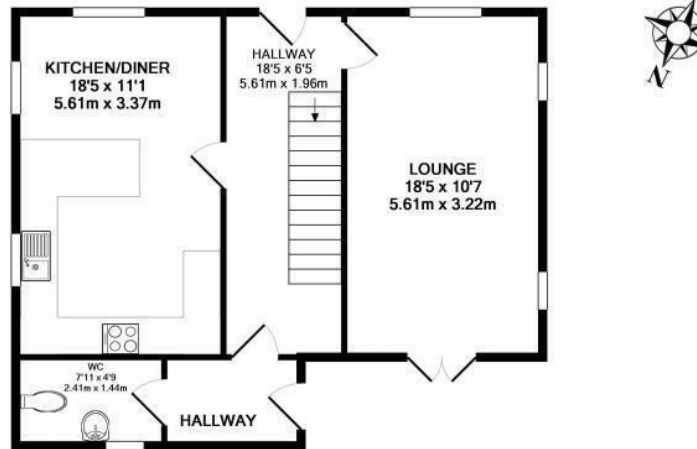
Anti Money Laundering Regulations – Purchasers

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.

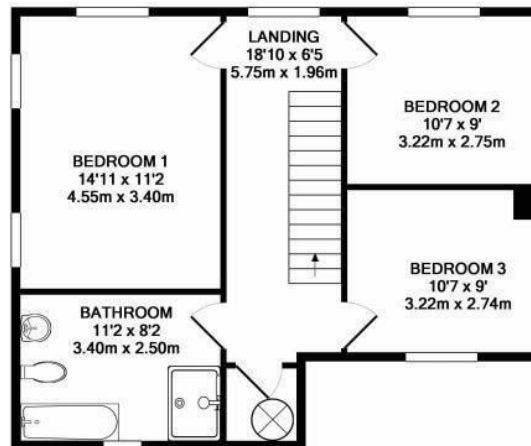
Proof of Finances

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.





GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

