



Positioned on an elevated setting within the charming hamlet of Brill, near Constantine. An opportunity to purchase a beautifully presented, broad fronting, two bedroom plus study, generous reception room, two shower room, extended detached single storey residence, enjoying delightful far reaching rural views, garage and generous private parking facilities. Council Tax Band D. Freehold. EPC F33.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Porch. Entrance Hallway. Living Room. Dining Room. Kitchen. Conservatory / Garden Room. Bedroom 1. Bedroom 2. Study. Shower Room.

### OUTSIDE

Attached Garage. Front and Rear Gardens. Large Driveway.

### THE PROPERTY

The extended property has attractive part exposed stone/painted rendered/wooden clad external elevations, under a pitched concrete tiled roof, UPVC double glazed windows and warmed by electric radiators. The home is further warmed during the winter months by a multi fuel stove located in the living room. The home has been well tended over the years by our vendors, and were successfully instrumental in extending the rear of the property to facilitate a larger kitchen and rear conservatory.

Upon entering the porch, a door opens into the entrance hallway where further doors lead off the living room, dining room and generous kitchen, which offers an excellent selection of storage units together with a central island. The conservatory is accessed from the kitchen, which in turn leads to the study and shower room. In addition, there are a further two double bedrooms and a large shower room.

The residence offers a generous sweeping tarmac driveway which leads up to the garage. The front garden is of a low maintenance nature with graveled and planted borders. The rear westerly facing back garden is mainly laid to lawn, complemented by a plethora of mature plants, shrubs and flowering borders.

### LOCATION

The rural hamlet of Brill is a delightful and highly regarded residential location, nestled within the North Helford, situated close to the charming neighboring village of Constantine which has an excellent community with book club, history club, music and film nights, Constantine Stores for quality wines and alcohol and a Spar Shop. The nearby historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

### DIRECTIONS

From Gweek follow the road until you come to Brill (don't turn right to Constantine). Keep left until you come to a junction where the Cricket Club is in front but to the right, just before this, turn left sign posted Rame and the property is a short way up on the left.

### COUNCIL TAX BAND D

### TENURE - Freehold Title

### SERVICES

Mains Water. Mains Electricity. Mains Drainage.

### THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

The residence is approached from the lane, onto the sweeping driveway leading up to the garage and the front UPVC double glazed door opening into the porch.

### Porch 6'4" x 4'8" (1.93m x 1.42m)

Large storage cupboard, wood laminate flooring, window to the front aspect and ceiling lighting. Wooden glazed door leading to the entrance hallway.

### Entrance Hallway

Loft access hatch, telephone point, radiator, smoke detector and ceiling lighting. Doors leading off to:-

### Living Room 21'1" x 12' (6.43m x 3.66m)

Panoramic window enjoying fabulous far reaching rural views. Wood flooring, radiator, wall lighting and TV/telephone points. Feature stone built fireplace incorporating a multi fuel stove on a raised stone hearth. Large opening into the dining room.

### Dining Room 11'5" x 7'1" (3.48m x 2.16m)

A double aspect room enjoying rear garden views. Radiator, wood flooring and ceiling lighting. Glazed door leading into the kitchen.

### Kitchen 15' x 13'7" maximum (4.57m x 4.14m maximum)

A well presented, spacious extended kitchen offering a central island unit. The kitchen offers an excellent selection of base/wall storage units complemented by soft closing doors/drawers, stone/wood effect work surfaces and ceramic tiled splash backs. Inset one and a half stainless steel drainer sink fitted with a mono mixer tap. Space provided for a free standing electric cooker with an extractor canopy above. Space provided for an upright fridge/freezer. Space and plumbing provided for a dish washer and washing machine. Vinyl flooring, window overlooking the back garden and inset ceiling lighting. UPVC double glazed door leading to the conservatory/garden room.

### Conservatory / Garden Room 10'11" x 7' (3.33m x 2.13m)

Large sliding UPVC double glazed door opening into the rear garden. Laminate flooring and a mono sloping





double glazed roof. Door leading to study and shower room.

#### **Study 8'5" x 6'10" (2.57m x 2.08m)**

A window to the rear garden. Built in desk top, radiator and ceiling light. Door to the shower room.

#### **Shower Room 6'10" x 2'11" (2.08m x 0.89m)**

Shower unit fitted with an electric shower. Low level WC. Wash hand basin. Tiled floor, extractor fan, electric towel radiator and ceiling light.

#### **Bedroom 1 13'1" x 9'11" (3.99m x 3.02m)**

Large window enjoying fine rural views. Radiator and ceiling light.

#### **Bedroom 2 10'11" x 9'11" (3.33m x 3.02m)**

Internal window overlooking the adjacent conservatory and rear garden. Built in wardrobe, radiator and wall lighting.

#### **Shower Room 7'2" x 6'9" plus 4'10" x 2'7" (2.18m x 2.06m plus 1.47m x 0.79m)**

Large contemporary shower protected by a glazed splash screen. Low level WC. Wall mounted wash hand basin fitted with a mono mixer tap. Vinyl flooring, ceiling lighting, electric towel rail radiator, recessed storage together with an airing cupboard.

#### **OUTSIDE**

#### **Attached Garage 16'5" x 10'9" (5.00m x 3.28m)**

Metal up and over door. Power and light connected. Work bench and shelving.

#### **Agents Note**

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

#### **Anti Money Laundering Regulations - Buyers**

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.