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**Constantine,  
Falmouth**

**Offers in Excess of £250,000**  
**Freehold**





## Constantine, Falmouth

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### Property Introduction

Occupying a convenient setting within easy walking distance of the excellent day-to-day amenities within the highly sought-after village of Constantine is this semi-detached four-bedroom house. Offered for sale with the benefit of vacant possession, the property provides light and well presented accommodation with double glazing plus good size front and rear gardens. The ground floor lounge benefits from a corner fireplace and views over the front garden, a generous size kitchen/diner with wood burner, a ground floor shower room and the rear porch provides access to the ground floor WC. To the first floor there are four bedrooms from where the views extend for many miles over the beautiful countryside surrounding the village. Parking is available on the surrounding streets or in the two local car parks.

Buyers must note, the property is offered for sale chain-free and is subject to a Section 157 agreement that requires purchasers to have lived or worked in Cornwall for the past three years.

### Location

Constantine is a very busy village with many amenities and has a strong community feel. The village boasts a primary school and popular pre-school and a village cricket and football club. There are beautiful walks to be enjoyed in nearby Bosahan Woods and Constantine is perhaps most famous for having the best liquor store in all of Cornwall! Located just five miles south west of Falmouth and north of the Helford River, famous for its sailing waters, there is doctor and dentist surgery, Public House, two convenience stores and a beautiful parish church. The nearest town is the harbourside town of Falmouth where there is a further selection of banks, shops and restaurants to suit all tastes and a choice of four fabulous beaches and Helston, the historic market town, is just under seven miles distant.

### ACCOMMODATION COMPRISES

uPVC double glazed front entrance door with matching side screens opening to:-

#### **GABLED ENTRANCE PORCH**

The porch overlooks the deep, level lawned gardens. Part-glazed wooden door opening to:-

#### **ENTRANCE HALL**

Night storage heater, coved ceiling, staircase with timber balustrade rising to the first floor and under stairs storage. Doors off to lounge and:-

#### **SHOWER ROOM**

uPVC obscured window to the side elevation. Corner shower cubicle with electric shower and pedestal hand basin.

**LOUNGE 16' 2" x 11' 6" (4.92m x 3.50m) maximum measurements, irregular shape**

uPVC double glazed window to the front elevation overlooking the gardens. Fireplace with electric fire heater, carpeted flooring, night storage heater and ceiling light. Door opening to:-

**KITCHEN/DINER 22' 1" x 10' 8" (6.73m x 3.25m) maximum measurements, irregular shape**

uPVC double glazed window to the rear. A comprehensive range of base and wall units with roll top working surfaces over incorporating a white ceramic sink unit with mixer tap. Space for cooker, washing machine, fridge and freezer. At the corner of the kitchen is a fireplace housing a wood burning stove. Tiled flooring and night storage heater. Part glazed door to:-

**REAR PORCH**

uPVC double glazed door to the rear gardens. Door to:-

**WC**

Obscure glass uPVC double glazed window to the side elevation. Low level WC.

**FIRST FLOOR LANDING**

uPVC double glazed window to the side. Access to over-head insulated loft storage area and doors off to:-

**BEDROOM ONE 12' 8" x 10' 8" (3.86m x 3.25m) max. measurements**

uPVC double glazed window to the front elevation, enjoying far reaching countryside views. Carpeted, electric heater and ceiling light ceiling.

**BEDROOM TWO 11' 6" x 9' 10" (3.50m x 2.99m) max. measurements**

uPVC double glazed window to the rear overlooking the gardens. Built-in airing cupboard housing foam lagged copper cylinder with immersion heater and slatted linen shelving. Carpeted flooring and ceiling light.

**BEDROOM THREE 11' 10" x 8' 4" (3.60m x 2.54m)**

uPVC double glazed window to the rear elevation overlooking the gardens. Carpeted flooring, electric heater and ceiling light.

**BEDROOM FOUR 10' 10" x 6' 0" (3.30m x 1.83m) max. measurements, L-shaped**

uPVC double glazed window to the front enjoying far reaching countryside views. Carpeted flooring and ceiling light ceiling.

**OUTSIDE FRONT**

The property benefits from a deep, level front garden, laid mainly to lawn with a pedestrian gate and pathway leading to the front entrance porch and to the side of the property.

**REAR GARDEN**

The rear garden is enclosed to all sides by mature privet hedging and A wooden fence. Level and laid mainly to lawn with concrete pathways, a drying area, various shrubs and several trees. Also to the rear is a useful concrete built outbuilding with an electric supply (3.79m x 2.29m) which offers additional storage.

**MUNDIC REPORT**

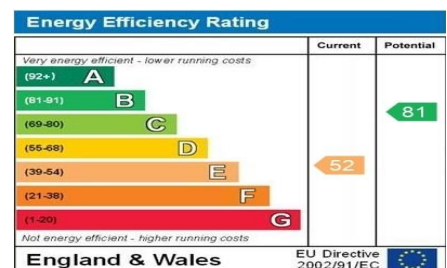
The property was tested on 9th January 2024, producing an A1 Classification suitable for standard mortgage purposes. A copy of the report can be provided to interested prospective purchasers on request.

**AGENT'S NOTES**

The Council Tax Band for the property is Band 'B' Prospective purchasers should note a future owner of this property must accord with a council planning restriction which states purchasers must have lived, or worked, in the county of Cornwall for the last three years. (Section 157 restriction).

**DIRECTIONS**

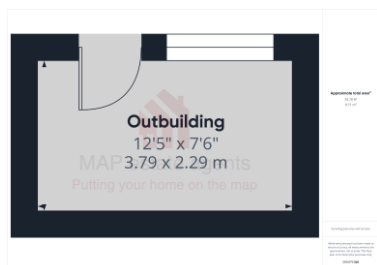
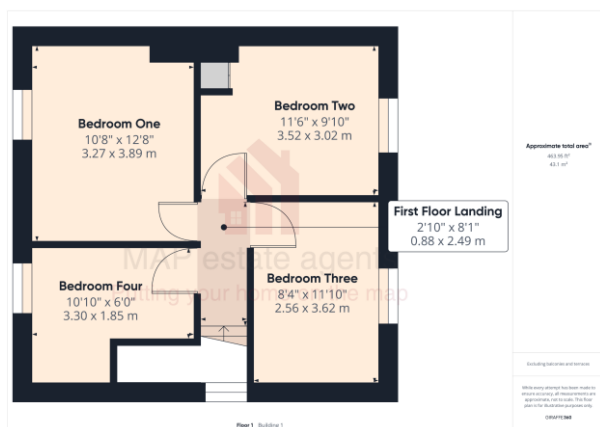
From the Hillhead roundabout at Penryn head towards the Union Corner roundabout and take the turning into Kergilliack Road. At the end of the road, turn left onto Hillhead and continue on the road to Constantine. As you enter the lower end of the main street and continue up through this village this becomes Fore Street. After passing the Public House and the shops you will see the property on the right-hand side (opposite the Social Club). If using What3words: sizing.holds.salaried





## MAP's top reasons to view this home

- Semi-detached house
- Four bedrooms
- 22' Kitchen/diner
- 16' Lounge
- Ground floor shower and cloakroom
- Front and rear gardens
- Sought-after village location
- Section 157 Restriction
- Close to amenities
- Offered for sale chain free



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 01736 322200 (St Ives & Hayle)  
 01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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