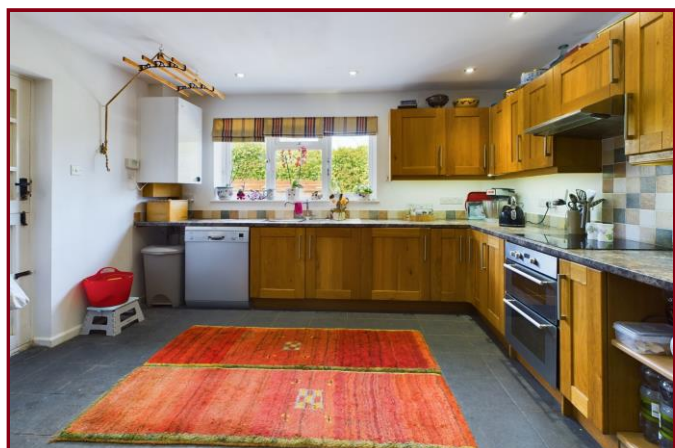




**MAP estate agents**  
Putting your home on the map

**Breage,  
Helston**

**Guide Price £370,000**  
**Freehold**





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Helston**

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## **Property Introduction**

A most delightful double fronted three/four bedroom terraced period cottage located in one of the most favoured areas within the popular rural village of Breage. Situated at the end of the village the cottage enjoys superb far reaching country views to the rear and has the benefit of a large garden.

The accommodation currently offers a good sized sitting room with inglenook fireplace plus a large kitchen/breakfast room whilst to the rear on the ground floor there is also an office/bedroom four. The first floor currently has a bathroom and the principal bedroom benefits from an en-suite shower room and there are two further double bedrooms.

The property benefits from oil fired central heating and in addition to its large garden, there is parking for three to four cars and a detached garage.

To truly appreciate the size, location and quality of this cottage an inspection is strongly recommended.

## **Location**

The village of Breage offers a Post Office, general stores, a beautiful church and a popular Public House. The village also has a highly regarded Primary School and is surrounded by rolling countryside with many miles of beautiful rural walks. Approximately three miles away is the ancient market town of Helston with its more extensive, schooling, shopping, and banking facilities as well as a popular sports centre and swimming pool.

The village lies approximately two miles inland from the coast of Mount's Bay with its beautiful sandy beaches and coastline walks and other nearby towns include Penzance with its mainline Railway Station, St. Ives and Falmouth. The cathedral city of Truro is approximately twenty miles away.

## **ACCOMMODATION COMPRISES**

Stable style entrance door into:-

### **ENTRANCE PORCH**

Double glazed windows to sides, wall light, feature stonewalling and slate flooring. Door into:-

**LOUNGE/DINER 11' 11" x 9' 5" (3.63m x 2.87m)**

**PLUS 16' 11" x 8' 5" (5.15m x 2.56m)**

Two double glazed windows with deep sills overlooking the front garden. Feature stone fireplace with slate hearth and inset wood burning stove. Feature shelved alcove to one side. Beamed ceiling, two radiators, power points, television points, telephone point and wall lights. Carpeted flooring, understairs cupboard. Doors off to kitchen and :-

**OFFICE/BEDROOM FOUR 9' 5" x 9' 2" (2.87m x 2.79m) maximum measurements**

Double glazed window to rear and door to kitchen. Telephone points, carpeted flooring and feature beams.

**KITCHEN 13' 3" x 12' 0" (4.04m x 3.65m)**

Range of wall, base and drawer units with worktop surfacing over incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap. Splash back tiling. Built-in electric oven with ceramic hob over and extractor hood above. Space and plumbing for dishwasher and space for fridge/freezer. Double glazed window and door to rear and door to office. Feature beamed ceiling, power points and tiled flooring. Wall mounted oil central heating boiler. Wooden stable style door to rear courtyard.

**FIRST FLOOR LANDING**

A carpeted turning staircase with balustrade rails leads to the first floor. High level window to rear elevation, radiator, power points and doors off to:-

**PRINCIPAL BEDROOM ONE 12' 0" x 10' 11" (3.65m x 3.32m) maximum measurements**

Double glazed window with window seat to front aspect enjoying views over the front garden. Carpeted flooring, radiator and power points. Folding door with decorative panels to:-

**EN-SUITE SHOWER ROOM**

Corner shower cubicle with mains shower being fully tiled, low level WC and pedestal wash/hand basin. Part tiled walls, stone tiled floor, radiator and inset ceiling lights.

**BEDROOM TWO 9' 7" x 8' 4" (2.92m x 2.54m)**

Double glazed window to front aspect with deep sill. Radiator, power points, carpeted flooring and wardrobes with cupboards above.

**BEDROOM THREE 8' 7" x 8' 5" (2.61m x 2.56m)**

Double glazed window to rear with views to open countryside with full width shelf, radiator, power points, pendant light fitting and carpeted flooring.

**BATHROOM**

A three piece white suite comprising bath with shower over, pedestal wash/hand basin and low level WC. Two double glazed windows to rear with views to open countryside, radiator and vinyl flooring.

**PARKING**

A parking area leads to the garage providing ample parking, surrounded on two sides by white painted walling. Gated access to front garden.

**GARAGE 14' 8" x 11' 9" (4.47m x 3.58m)**

Double doors to front, lighting, power and range of shelving.

**FRONT GARDEN**

To the front of the property the garden is mainly laid to lawn with feature paved areas and flower beds having a range of plants and shrubs. A pathway leads to a gate providing access to the parking and garage. The garden is enclosed with a combination of walling and hedging. There is outside lighting and a double exterior electric socket.

**REAR COURTYARD**

To the rear is a courtyard style garden being fully walled with double gates to rear and a raised flowerbed. Outside tap and a wooden shed.

**SERVICES**

The following services are available at the property however we have not verified connection. Mains electricity, mains metered water, septic tank. Broadband/telephone subject to tariffs and regulations.

**AGENT'S NOTE**

Please be advised that the Council Tax band for the property is band 'C'.

**DIRECTIONS**

Leaving Helston heading towards Penzance, as you enter the village of Breage take the first turning on the right leading to the church, continue straight ahead until you reach a T-junction, turn left and then follow the road with the Pub on the left-hand side. Carry on straight ahead, take the second right turn which is called Bakers Row. The property is located on the left-hand side, identified by our 'For Sale' board. If using What3Words:- manage.chop.kilt

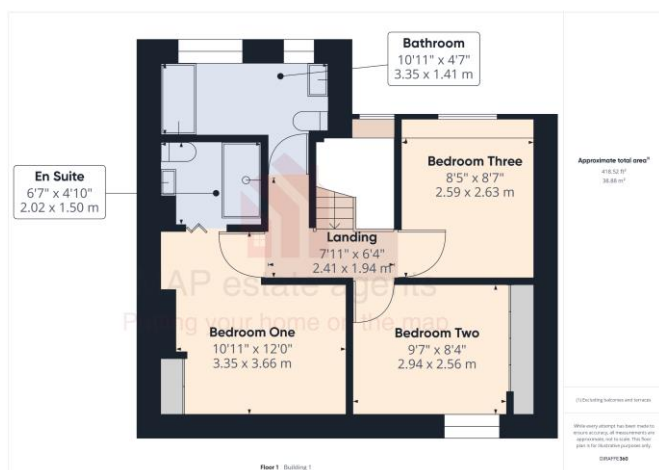


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 82        |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



## MAP's top reasons to view this home

- Double fronted terraced period cottage
- Three/four bedrooms
- Principal bedroom with en-suite shower room
- L shaped lounge/diner
- Generous sized kitchen
- Garage and ample parking space
- Countryside views
- Oil central heating
- Village location
- Chain free sale



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