



STAGS

Gweek Wollas

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Gweek, Helston, TR12 6UG

Helston 5 miles Falmouth 11.5 miles

- Detached Well-presented Contemporary Bungalow over 1,900 sq ft (gia)
- Detached Annexe
- Triple Garage
- General Purpose Building over 5,500 sq ft (gia)
- Just Outside Popular Gweek
- Delightful Gardens & Grounds
- Total c.2.85 Acres (1.15 Has)

Guide price £565,000

SITUATION

Gweek Wollas is privately situated with its own gardens and grounds just outside the popular village of Gweek which stands at the head of the tidal Helford River. Gweek is well served by local amenities including a shop/post office, active boat yard and the popular Black Swan Inn all supplemented by the historic town of Helston about five miles to the north-west. Gweek Wollas is ideally positioned to access the fine South Cornish coastline including the Helford River, The Lizard Peninsula and the harbour town of Falmouth.

SUMMARY DESCRIPTION

Gweek Wollas offers a tremendous opportunity to purchase a versatile and diverse property in a fine and private position just outside the village of Gweek. In brief, the property comprises a delightfully presented bungalow of some 1,909 sq ft (gia), a detached one-bedroom annexe, an extensive range of General Purpose buildings suitable for a variety of purposes and extending to over 5,500 sq ft (gia), a fine enclosed triple garage, further ancillary buildings, multiple car parking and turning areas and superb gardens and grounds which extend in total to about 2.85 acres (1.15 hectares).

GWEEK WOLLAS BUNGALOW

Delightfully presented, the bungalow offers light and flexible accommodation with a contemporary feel. The accommodation layout is shown on the attached floor plan.

From an Enclosed Entrance Porch, is a Reception Hall Area off which there is open access to a fine contemporary Kitchen which includes a range of modern base level units with polished granite worktop surfaces to splashback tiling and inset single drainer sink unit with mixer tap and drainer, 4 Halogen rings with Neff extractor hood over and pair of built-in Neff fan-assisted ovens and grills with surround cupboards and drawers, space for American style refrigerator/freezer and integral refrigerator.

There is a fine spacious Living Room with pebble chrome inset electric fire with surround, wide sliding doors to Conservatory and a Japanese Shoji screen with oak surround dividing a Dining/Study Area with door to a disce Sun/Boot Room. Also off the Entrance Hall is a Utility Room with further base level cupboards and space and plumbing for washing machine and tumble dryer, with Boiler Cupboard and Store Cupboard off. Recently added, the Conservatory is a fine feature room with dwarf block walls providing flowerpot shelving and doors directly leading to outside decked seating areas. The Conservatory enjoys a fine outlook over the gardens.



A private rural property with a number of diverse and valuable assets





From the Living Room there are wide double doors to an Inner Hall off which there are three double Bedrooms (one of which is currently equipped and used as a Dressing Room). The two larger Bedrooms benefit from En Suite Shower Rooms and in addition there is a separate fully tiled Bathroom with bath with electric shower over, contemporary vanity basin and WC.

THE ANNEXE

The Annexe provides ancillary accommodation to the main residence.

It includes well-presented accommodation with a Living Room including a range of modern base level cupboards with worktop surfaces and inset sink unit and adjacent double louvre doors to Storage Cupboard. There is a door opening to a raised outside Decked Seating Area with good views over the gardens and countryside beyond. Off the Living Room is a Bedroom from which there is direct access to a well-equipped and presented fully tiled Bathroom with three-piece suite including bath with shower over, WC and hand-basin.

TRIPLE GARAGE

40' X 21'3

A timber and metal clad insulated 3-bay garage with electric shutter doors, side personnel door, light and power and concrete floor.

THE GENERAL PURPOSE BUILDINGS

There is an extensive range of adjoining General Purpose Buildings which in total extend to about 5,522 sq ft (gia). These are shown on the attached floor plan with measurements and offer a potential for use for a variety of purposes subject to any necessary consents and approvals. There is power and electricity connected.

The General Purpose Building currently incorporates a 4-bay Garage/Workshop, an impressive internal room previously used as a Dance Studio with Reception Room off, a multiple Garage, a useful Lean-to Store and further end Store of some size and scale.

THE GARDEN AND GROUNDS

The gardens and grounds with Gweek Wollas are a particular feature of the sale with a wide variety of shrubs and plants all around the property with areas of grass lawn.

Immediately adjacent to the conservatory is a raised and level gravelled seating area which opens to a level lawn with circular flower bed which links to the annexe all surrounded by picket fencing making this area enclosed for dogs and young children.

Below is an old Swimming Pool which is currently in the process of being filled in to create a garden pond feature or could be concreted/stone chipped over to create further seating.

To the south are grass areas with an ornamental pond adjacent to which is a timber and bitumen felt Garden Shed with lighting and a variety of mature deciduous and coniferous trees. Beyond is a well-stocked small area of Sylvan garden with Palm trees, Rhododendron and so forth through which is an attractive walk-way and a tumbling garden water feature from waterfall to pond.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

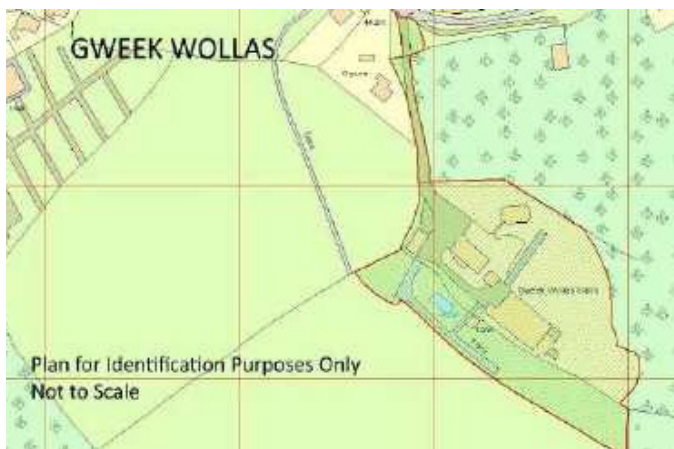
From The Black Swan Public House in Gweek, follow the road up hill towards Constantine. Drive up the hill for about 150 yards and turn right into Bonallack lane. Drive for about 300 yards, pass Pentire on the right-hand side and the driveway entrance to Gweek Wollas will then be seen on the right-hand side after about 10 yards.

SERVICES

Mains water and electricity connected. Private drainage. LPG central heating to the Bungalow and Annexe. Double-glazed. TV and telephone points. Photovoltaic panels linked to the feed in tariff.

PHOTOGRAPHS

On the aerial photograph the swimming pool cover has now been removed.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Gweek Wollas Farm

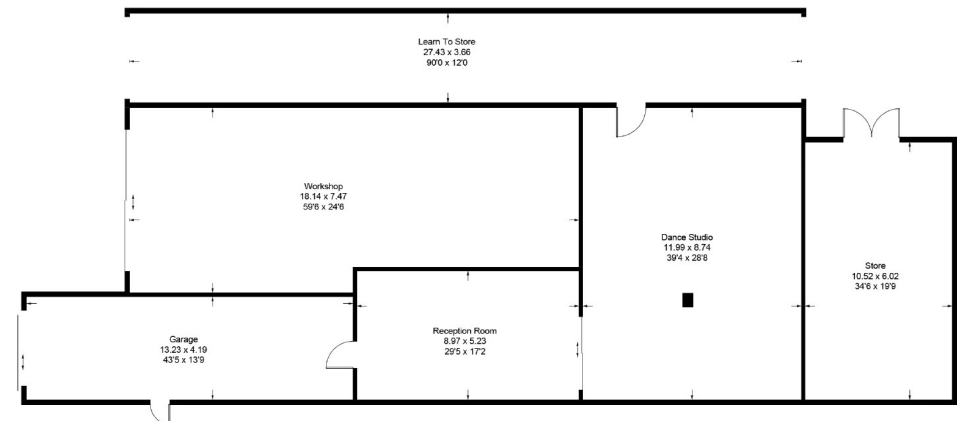
Approximate Gross Internal Area = 177.4 sq m / 1909 sq ft

Annexe = 34 sq m / 366 sq ft

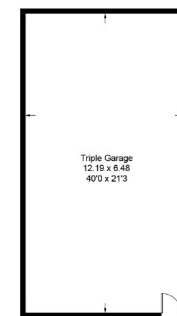
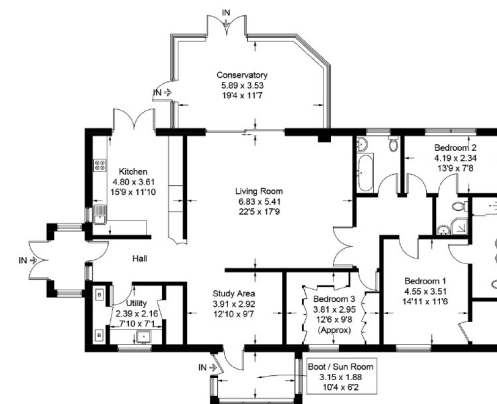
Triple Garage = 79.3 sq m / 853 sq ft

Outbuilding = 513 sq m / 5522 sq ft

Total = 803.7 sq m / 8650 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Annexe

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID398943)