



Trevellan, High Cross, Constantine, Falmouth, TR11 5RE

Guide Price £350,000 Freehold

Amazing and rare opportunity! Set back from the road and surrounded by its own grounds of approximately 2.7 acres this detached chalet bungalow is a hidden gem. In need of modernisation and priced to reflect the work required, the new owner has the chance to transform this tired family house into the home of their dreams! No onward chain.

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Property Letting & Management
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Land and New Homes
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- Approx. 3 acres
- Detached chalet bungalow
- Just six miles from Falmouth

- In need of modernisation
- Garage and parking
- No onward chain

THE LOCATION

High Cross is a hamlet in south Cornwall, It is situated one mile east of Constantine village and approximately four miles (6 km) southwest of Falmouth. There is easy access to most of the creeks off the Helford river. Within Constantine village there is a Spar grocers (8am to 9pm) and a General Store with a very large Off-Licence (including 500 different whiskies and an unusually comprehensive selection of wines). There is an excellent Doctor's Surgery; a village pub (The Queens Arms), and a Social Club. Just outside the village, a fifteen minute footpath stroll away, is the Trengilly Wartha Inn, a great country pub with real ales, an extensive wine list and excellent food. The village is served with regular bus services to Helston and Falmouth (both about 7 miles away) and Truro (14 miles).

Nearby Falmouth is renowned for its beautiful period buildings and wonderful sailing waters; a true sailor's town Falmouth has seen a renaissance over the past ten years and offers a vast array of bars, restaurants and pubs to suit all tastes. Famed for its many festivals and regattas, the town also offers a good selection of shops, from boutiques to high street retailers.

FLOORPLAN – to follow

THE PROPERTY

Usually we would write a detailed description of rooms, but we feel the new owner of this property will likely knock walls down and reconfigure the layout. Built in the early 1970's there are currently 5 bedrooms, sitting room, dining room and kitchen but all rooms are on the small side compared to the open plan living that is more fashionable today. This 5-bedroom home would make a very nice 3 bedroom home full of light and wonder.....all that's needed is some extra cash and imagination!

DIRECTIONS:

From Falmouth take the Constantine turn off. Other than signposts there are many road names due to its rural location so we advise use of a sat nav.

GENERAL INFORMATION

SERVICES: Mains water, electric and private drainage

COUNCIL TAX: F

TENURE: Freehold

EPC RATING: TBC

VIEWING DETAILS: Strictly by prior appointment please with the vendor's Sole Agents – Heather & Lay, 3 Church Street, Falmouth. Telephone: 01326 319767

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