



## Seworgan, Nr. Constantine.

A charming, detached country home  
Set in a favoured rural hamlet location  
A balanced blend of character and charm  
Oil fired central heating (Rayburn Range)  
Solar panels, double and triple glazing  
Versatile and spacious accommodation  
Two/three reception rooms, three/four bedrooms  
Fitted kitchen and utility room, two bathrooms  
Double garage, multiple parking, detached studio  
Large well stocked, private mature gardens



**Guide £650,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7087



We are delighted to offer as our client's sole agents, this charming three/four bedroom detached country cottage which sits in elevated, large private gardens in the heart of this favoured rural hamlet of Seworgan, close to Constantine village and neatly placed between the surrounding towns of Helston and Falmouth.

The cottage comes to the market for the first time since 2017 and during this time it has been an amazing home for our client who is now downsizing and giving new owners the chance to enjoy this delightful property.

This fine home has been extended and finished with imagination and style having the perfect blend of character alongside the comforts of modern day living, making this an ideal family residence.

The cottage is packed with plenty of features to delight potential new owners including oil fired central heating by radiators and under floor heating, wholly owned solar panels, a fitted kitchen with a Rayburn Range, a combination of engineered oak flooring and travertine tiling to the ground floor, wood burning stoves in both reception rooms, double and triple glazed windows, entrance doors and bi-fold doors.

The accommodation follows an interesting multi-level layout and on the ground floor includes an entrance porch, dining room, fitted kitchen and utility room, dual aspect sitting room, garden room and a shower room/wc. A staircase leads to the upper level with a short staircase to the main bedroom, a long landing continues with two further bedrooms and bedroom four/reception room which has opening doors leading to and from the gardens.

Outside, there are large well stocked gardens that enjoy a sunny sheltered and private aspect, a detached double garage/workshop with plenty of parking in the driveway and finally, a detached studio with under floor heating which would also make a useful home office.

The hamlet of Seworgan is set in a rural valley close to the well served village of Constantine which offers a good range of local facilities including convenience stores, a primary school, parish church, doctors surgery, a public house, various sports clubs and delightful country walks down towards the Helford River and Port Navas. The larger market town of Helston, the university towns of Penryn and Falmouth are within easy driving distance.

**An early viewing is highly recommended to appreciate and secure this fine cottage.**

**Why not call for a personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

Pedestrian gate and pathway leads up to a gravelled front patio area. Sealed unit double glazed and panelled front door to:

#### **ENTRANCE PORCH**

A practical introduction to the house with multi-paned double glazed window to the side, open coats and shoe storage plus shelving alongside, travertine tiled flooring and an open doorway to:

#### **UTILITY ROOM 3.78m (12'5") x 1.83m (6'0")**

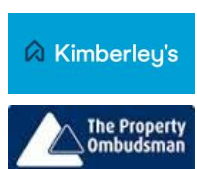
Having continuous travertine tiled flooring and equipped with a range of matching wall and base units in light wood finish, brushed steel handles and solid oak block work surfaces and splash backs over, single drainer stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine, concealed refrigerator and freezer, open shelving, radiator, two Velux skylights, doorway to:

#### **KITCHEN 4.88m (16'0") x 3.66m (12'0") measured to walls and including staircase.**

This beautifully simple kitchen has continued travertine tiled flooring, a focal point raised and recessed Rayburn Range (for heating, cooking and hot water) all set within a tiled recess which has concealed back drop lighting and granite surrounds, deep recessed display areas with solid slate surfaces and a large archway (again with dark slate surface) which enjoys a delightful view through the dining room out through the gardens beyond. A feature central island with solid light oak surface has a composite 1 1/2 bowl single drainer sink unit with cutlery and mixer tap, an inset four-ring electric induction hob to the return side and single fan assisted oven under plus storage and cupboard below and an incorporated breakfast bar, wall mounted light oak display cabinet with leaded light glass doors, open beamed ceiling, central ceiling light, spotlights and doorway to:



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**DINING ROOM 5.31m (17'5") x 2.31m (7'7")**

A fabulous addition to the home which enjoys a bright aspect with delightful views over the gardens through triple glazed windows and solid wood pillars, bi-fold doors, overhead skylight window, continued travertine flooring with under floor heating and exposed granite quoins. A multi-paned door from the kitchen leads to:



**SITTING ROOM 5.79m (19'0") x 3.40m (11'2")**

A delightful triple aspect main reception room which has double glazed windows overlooking the front garden, double glazed arched window overlooking the rear and a lovely outlook through the garden room to the gardens at the side, engineered oak flooring, a focal point wood burning stove set on a shaped dark slate hearth, built-in solid wood TV shelf in the corner, recessed book and display shelving, two ceiling drop lights, TV aerial point, radiator and open doorway to:



**GARDEN ROOM 3.66m (12'0") x 2.62m (8'7")**

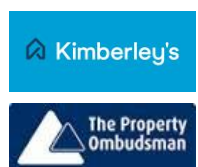
Another bespoke triple aspect room with travertine flooring, a bright triple aspect with large triple glazed tall windows bisected by solid timber pillars enjoying a lovely aspect over the side garden and down towards the countryside, double glazed skylight, painted and sealed unit double glazed stable door to outside; a great place to sit and enjoy your morning coffee overlooking the gardens. Light oak internal door from garden room to:



**WET ROOM/WC**

Luxuriously appointed with continued travertine flooring, a walk-in wall tiled shower area, thermostatically controlled Mira electric shower and screening, circular china hand wash basin with contemporary chrome mixer tap set on a solid wood vanity surface, flank multi-paned window, low flush

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wc, mirrored bathroom cabinet with lighting, chrome ladder style heated towel rail, extractor fan.



**SHORT STAIRCASE FROM THE KITCHEN LEADS TO SPLIT LEVEL LANDING. A FEW STEPS LEAD FROM THE LANDING TO:**

**PRINCIPAL BEDROOM 4.85m (15'11") x 3.78m (12'5") plus 2.79m (9'2") x 0.91m (3'0")**

A bright L-shaped main bedroom with canopied ceilings, two deep recessed double glazed windows both with ceramic tiled sills and enjoying a outlook over the gardens, double radiator, telephone point, three wooden steps up to bookshelves, central ceiling light, natural fibre carpet, arched and panelled internal door.



**LANDING** Access to the remaining bedrooms.

**FAMILY BATHROOM 3.10m (10'2") x 1.96m (6'5") into recess.**

Luxuriously appointed with a white suite comprising; P-shaped shower bath, chrome mixer shower, fully tiled surround and curved shower screen, low flush wc, pedestal wash basin with contemporary chrome mixer tap, tiled splash back and mirrored bathroom cabinet with pelmet lighting over, chrome towel rail and radiator combined, airing cupboard with lagged copper cylinder, immersion and slatted shelving, tiled flooring, second chrome ladder style heated towel rail, deep recessed frosted double glazed window, six-panelled internal door.



**BEDROOM TWO 3.58m (11'9") x 3.07m (10'1") plus 0.94m (3'1") x 0.86m (2'10") measured to wardrobe front.**

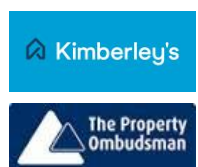
Having broad multi-paned UPVC double glazed window enjoying superb views over the garden to countryside beyond, double radiator, a range of twin double fitted wardrobe cupboards, corner hand wash basin with tiled splash back, fitted carpet, six-panelled internal door, radiator.



**BEDROOM THREE 3.10m (10'2") x 2.34m (7'8") into recess.**

Having wood finish flooring, radiator, multi-paned double glazed window enjoying a lovely outlook over the gardens, double fitted wardrobe cupboard with over head storage, six-panelled internal door.

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### REAR LANDING

With fitted carpet, radiator, small UPVC double glazed flank window, wall mounted Solice Onshore Solar inverter.

### BEDROOM FOUR/SITTING ROOM

A fabulous bright dual aspect room with double glazed flank window, double glazed French doors with matching side panels giving access to the gardens and having views to the countryside, engineered oak flooring, off-centre wood burning stove, black slate hearth, bookshelves and storage, double radiator, access to loft space, central ceiling light, six-panelled internal door. This versatile room can be used as a second sitting room or a large double bedroom.



### OUTSIDE

The cottage is approached over a long ascending concrete driveway which leads into a generous parking area with turning space and parking for several cars.

### DOUBLE GARAGE/WORKSHOP 6.58m (21'7") x 5.38m (17'8")

This double garage/workshop has twin opening timber doors, dual aspect double glazed window, light and power and personal door to the driveway.

### GARDENS

The cottage sits on a generous elevated plot enjoying a sunny sheltered aspect with lovely mature gardens which will appeal to any green-fingered buyers. The garden is approached at the front through a pedestrian gate onto a pathway which bisects extremely well stocked borders on both sides and this continues to a wide gravelled patio in front of the property. The front garden sits in front of the patio and has lawns, further flowerbeds and mature trees plus a timber Wendy House (in need of repair). From here an archway leads to a wild area of garden with a fig tree taking pride of place. These lovely gardens continue to the side of the cottage with an extensive gravelled patio area which is the perfect place to relax and entertain your family and friends and this abuts a gently rising lawn with further raised beds and a stepping stone pathway which takes you to the driveway and garage. A pathway leads behind the cottage past mature boundaries and stone steps lead down to a sheltered patio area with stone walling and high mixed hedging making this a great place to sit and enjoy your morning coffee. The pathway leads to a timber workshop.

### TIMBER WORKSHOP/OFFICE 4.67m (15'4") x 2.82m (9'3")

Triple aspect with sealed unit double glazed windows and double opening doors to the front, lighting and power.

### COUNCIL TAX Band E.

### SERVICES

Mains electricity, water, private drainage and oil-fired central heating via the Rayburn. There are wholly owned solar panels which are included in the sale.

### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Viewing strictly by appointment**

**Kimberley's Independent Estate Agents**  
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TR11 3PN

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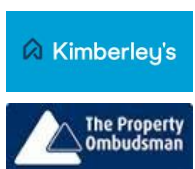
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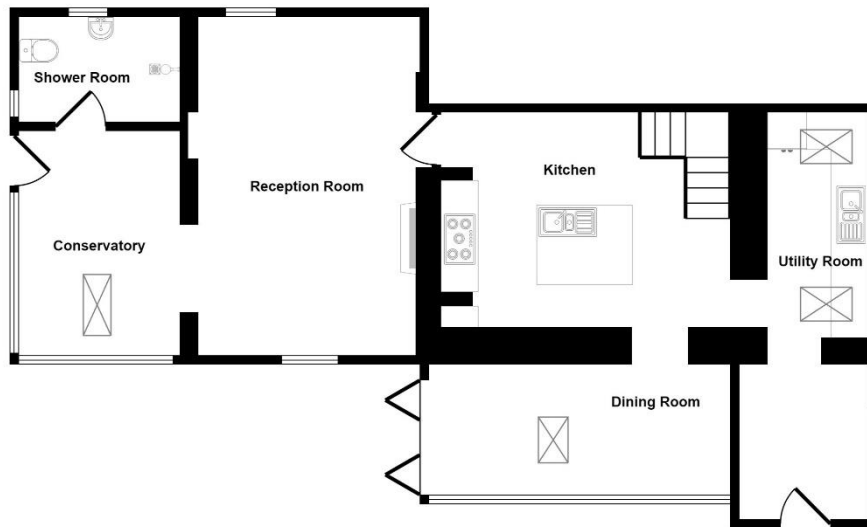






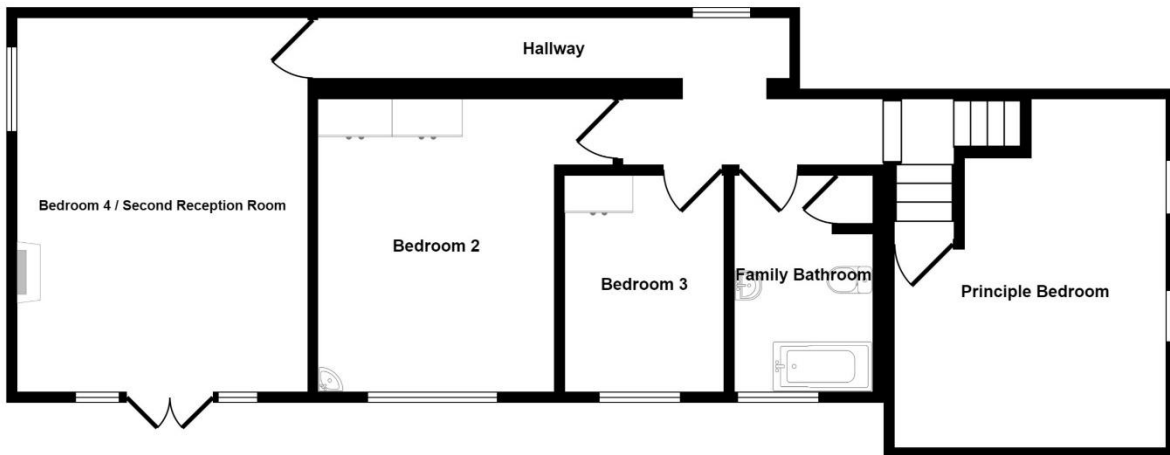
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**Ground Floor**  
 Approx 79 sq m / 854 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
 Approx 79 sq m / 850 sq ft

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