



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9131

Offers around £695,000

Kober,
Carleen, Nr. Breage, Helston, Cornwall, TR13 9QR

FREEHOLD



A recently completed, beautifully finished and appointed 4 bedroomed, 3 bath/shower roomed detached home in this superb rural location. Neutrally decorated, thoughtfully designed offering very comfortable and spacious accommodation and available for immediate viewing and occupation.





SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, kitchen/dining room, utility room, cloakroom/wc.

First Floor: principal bedroom with en-suite bathroom, guest bedroom with en-suite shower room, 2 further double bedrooms, large family bathroom.

Outside: level, enclosed garden. Integral garage with plentiful off-road parking.

DESCRIPTION

Kober is one of a pair of very recently completed individual, architect designed detached homes set on the outskirts of this rural hamlet, appointed and finished to the very best standard and most conveniently located.

Completed to the very highest standard with air source heat pumps for heating and hot water and a wet underfloor heating system to both ground and first floors.

From the broad private driveway entrance opens into a generous hallway with tiled flooring. There is a glazed oak staircase to one side with cloaks cupboard. A very spacious sitting room is to the front of the house and has a woodburning stove.

The very well proportioned dual aspect kitchen/dining room is to the rear of the house overlooking the gardens and beyond and is fitted to an exacting standard with light gloss units and quartz worktops. Comprehensive appliances by Smeg, AEG and Bosch include twin ovens, induction hob, integrated dishwasher and full height fridge and separate freezer. To one side of the kitchen is the utility room with access out to the garden and this is fitted with a range of units, cloakroom/wc to one side and access into the integral garage.

A turning oak staircase leads up to a generous sized landing with a full height window to one end with a principal bedroom to the front taking advantage of the country views and with a very generous and beautifully appointed en-suite bath and shower room.

The main guest bedroom is also dual aspect with an en-suite shower room/wc.

There are two further double guest bedrooms and a very well appointed and spacious family bathroom.

Kober and its neighbour are approached off a country lane over their driveway and has a large paved parking area in front of the integral garage.

The rear garden comprises an area of paving with a strip of lawn beyond this and an outlook over the hamlet and countryside beyond.

LOCATION

The rural hamlet of Carleen is about 1 mile inland from the village of Breage which is situated a few miles to the west of the market town of Helston.

It is a lovely rural location yet most conveniently located with a number of highly regarded coastal areas close by. These include Porthleven, Praa Sands and Prussia Cove all of which offer stunning coastal scenery and the delights of the coastal foot path.

There are a number of local facilities nearby with the market town of Helston being the closest to offer a more comprehensive range of shopping, leisure, commercial and schooling facilities.

Further west is the town of Marazion with the iconic St Michael's Mount and this leads into the town of Penzance with its promenade and rich maritime heritage.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Entrance door with obscure glazed panel and two side panels opening into:-

WIDE ENTRANCE HALLWAY. Ceiling spotlights, glazed oak staircase to one side, cloaks cupboard.



SITTING ROOM – 19'1" x 16'1". A triple aspect room with windows to the front and side, engineered oak flooring, woodburning stove, ceiling spotlights.

From the entrance hallway door through to:-

KITCHEN / DINING ROOM – 24'10" x 17'3". A superb dual aspect room with a pair of triple panelled bi-fold doors opening out onto the garden.



KITCHEN AREA.

Fitted kitchen comprising a comprehensive range of base and eye level gloss fronted light grey units with quartz worktops, island, 1½ bowl sink unit with mixer tap over, Neff ceramic hob with Neff extractor over, Neff twin ovens, Bosch full height fridge and AEG full height freezer, AEG dishwasher, ceramic tiled floors, ceiling spotlights.



UTILITY / PLANT ROOM. Housing water tank, 1½ bowl sink unit and mixer taps over, door and window out to the rear garden.

CLOAKROOM / WC. Comprising wall mounted wash hand basin and wc.

Internal access through to the garage via the utility room.

INTEGRAL GARAGE – 17'2" x 10'2". Up and over electric door. Power and light connected.

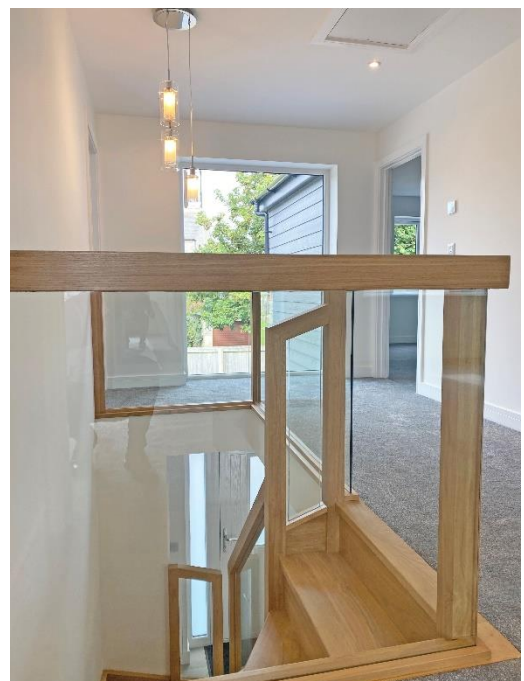
From the hallway doors lead up to:-

FIRST FLOOR

LANDING. Full height window to the front, access to loft space, ceiling spotlights.

PRINCIPAL BEDROOM – 15'3" x 14'6". Window to the front overlooking the front garden and beyond, ceiling spotlights.

EN-SUITE BATHROOM. Comprising freestanding bath, low level wc, large full width shower, oversize sink in vanity unit with mirror behind, heated towel rail, complementary wall tiling, ceiling spotlights, frosted glazed window to the side.





BEDROOM 2 – 16'1" narrow to 11'4" x 13' maximum. Window overlooking the front, ceiling spotlights.

EN-SUITE SHOWER ROOM. Comprising shower, heated towel rail, wc and sink unit built into vanity unit, tiled walls, frosted glazed window, ceiling spotlights.

BEDROOM 3 – 13'6" x 11'8". Window overlooking the front garden and beyond, ceiling spotlights.

BEDROOM 4 – 15'2" x 10'3". A dual aspect room with windows to the side and front, ceiling spotlights.

FAMILY BATHROOM. Of a particularly generous size with freestanding bath, large corner shower cubicle, wall mounted wc, oversize sink in vanity unit, frosted glazed window, tiled walls, heated towel rail, ceiling spotlights.



OUTSIDE

From the lane past the adjoining house into the brick paved driveway and parking area for a number of vehicles with the integral garage to one side.

To the rear of the house which can be approached through the kitchen and dining room or utility there is a paved area running the full width of the house with an area of lawn adjoining the boundary.

The gardens are level and enjoy a pleasant rural outlook.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR13 9QR.

SERVICES – To be confirmed.

COUNCIL TAX BAND – To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS – From Helston proceed in a westerly direction on the A394 for a couple of miles until you reach the village of Breage. Take the right hand turning signposted to Carleen where upon entering the village and driving past the village hall on the right hand side, Kober will be seen just after the hall, clearly visible with a Lillicrap Chilcott for sale board.

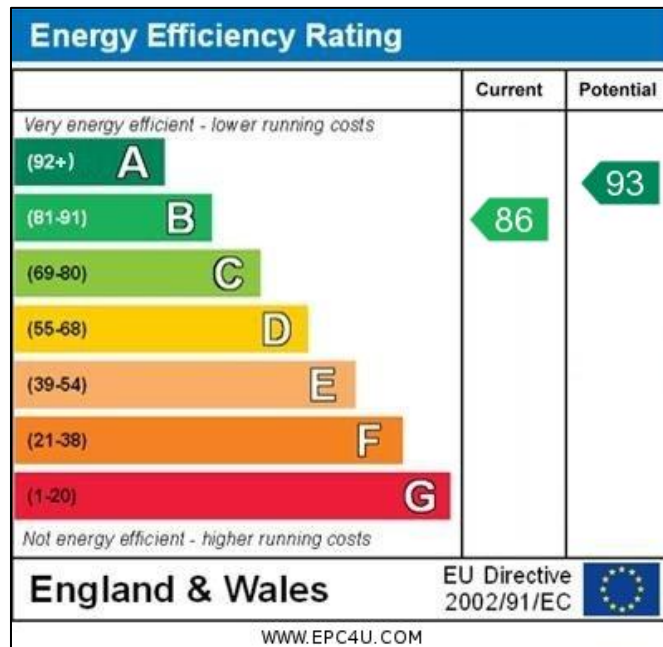
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection

with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

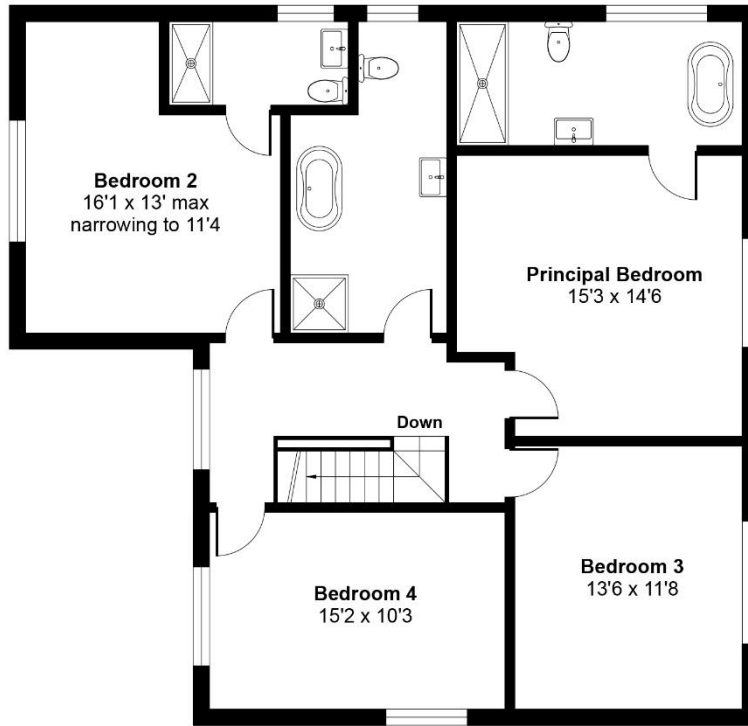


Not to scale – for identification purposes only.

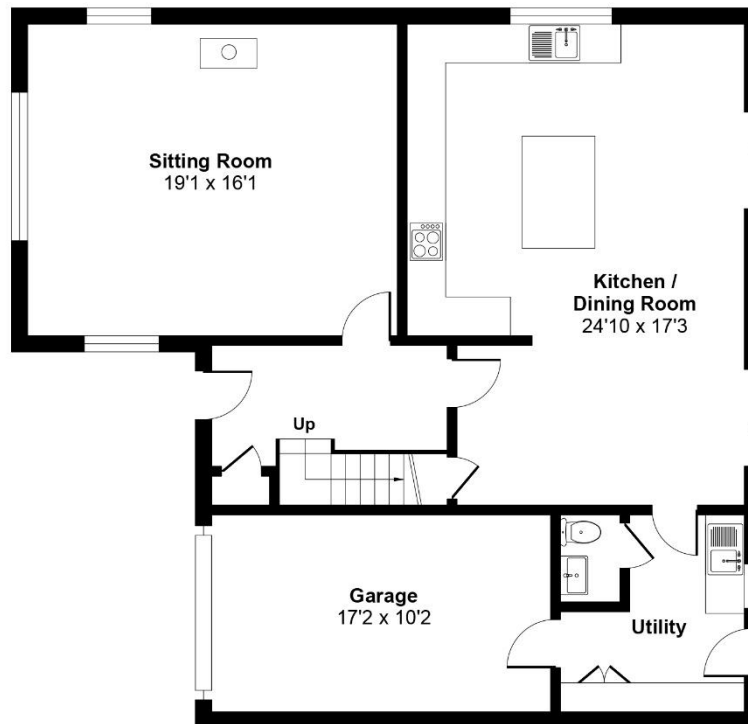
Kober, Carleen, Breage, Helston

Approximate Area = 2244 sq ft / 208 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



