FOR SALE

Guide Price £650,000 Freehold

Sales & Letting Agents

Lewis Haughton Wills

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ABOUT THE PROPERTY

Trebarvah Court offers detached 4 and 5 bedroom homes with open-plan living, en-suite master bedroom, large family bathroom, garage, car port and ample parking. These new eco homes are situated on the fringes of the village of Constantine. This ever-popular and well served village is situated within the beautiful Helford area near the bustling seaside town of Falmouth.

Situated at the top of Trebarvah Close each home is separated from the road with Cornish hedging boundary walls adding extra privacy. Each home features a tegula block paved driveway with parking for several vehicles plus an attached garage and carport.

Each home is finished with a modern off-white stucco render to the ground floor, millboard cladding to the first floor and a natural slate roof. Oak posts arE used as a feature to the porches and carport. Large modern mid grey UPVC and aluminium double glazed windows and doors maximise the light into the home.

FEATURES

- Superb New Build detached eco home
- Situated in a delightful village close by The Helford River
- Four bedrooms, two with en suites
- Open plan Living/kitchen/dining area
- High quality flooring, fixtures and fittings
- Garage and Carport
- Eco heating by air source pump with extra zone controls

ROOM DESCRIPTIONS

LOCATION

Situated on the North side of Helford River is Constantine village with lots to offer – well stocked and renowned local shop, scenic wooded creek walks, award winning sub-tropical gardens and a water sports community on the nearby Helford Passage. Constantine is beautifully serviced village set in the Helford countryside. Within the village is an excellent well stocked local shop, The Queens Arms pub, and the Trengilly Wartha Inn – a great country pub just 15 minutes away on foot from the village centre. The village is also connected to surrounding areas with a regular bus route and local taxi service.

Port Navas set on the Helford River is just a 10-minute drive or 40-minute walk away. A stunning village set on the waterside of Helford River with an excellent sailing club and a Restaurant. Further afield is Helford Passage with its little beach offering relaxation and the perfect place to launch a kayak or paddle board to explore the Helford River. Nearby sub-tropical gardens with their own coffee shops sit moments away to explore. Trebah Garden and National Trust Glendurgan Garden both feature magnificent gardens within stunning settings that roll all the way down the landscape to their own beaches.

Falmouth is a bustling harbourside town growing in reputation as one of the UK's most desirable areas to live. The town centre boasts a profusion of high-quality independent shops nestled between high street stores, galleries, cafés and restaurants. Henry VIII's Pendennis Castle marks the entrance to what is the world's third deepest natural harbour, while the town is home to the National Maritime Museum Cornwall. The colourful harbour plays host to many sailing events and transatlantic races including the Tall Ships race. The town hosts many food & drink and music events each year. Falmouth's renowned seafront is within a short 20-minute walk and is home to Gyllyngvase's blue flag beach and popular café

INTERIORS

A large entrance leads you into a wide hall with solid oak stairs to the first floor and downstairs cloakroom. Oak engineered flooring is used throughout the ground floor, halls and landings with ceramic medium size format tiles for the utility, bathrooms and en-suites, and carpets to all bedrooms. Carpets can be picked by the client when reserving a property early enough. Modern open plan living offers generous living areas to enjoy family life. To further compliment the ground floor an additional snug/playroom or office allows separation from the rest of the home.

A modern and stylish kitchen features all the usual integral appliances plus storage towers, pop up power sockets, breakfast bar and feature island. Perfectly positioned overlooking the dining area and onwards through the aluminium bifold doors into the garden. Ideal for entertaining.

LED lighting is used throughout the ground floor with additional pendant lights within the kitchen.

To meet modern environmental standards an air sourced heat pump provides eco heating to the home with extra zone controls for more efficient use.

GARDENS

Outside paved areas offer access around your home as well as entertainment space. There will also be a large area laid to lawn.

GROUND FLOOR

LIVING AREA

6.64m x 3.8m (21' 9" x 12' 6")

DINING AREA

4.8m x 4.4m (15' 9" x 14' 5")

KITCHEN AREA

4m x 4.44m (13' 1" x 14' 7")

ROOM DESCRIPTIONS

STUDY

4m x 4.44m (13' 1" x 14' 7")

DOWNSTAIRS CLOAKROOM/WC

GARAGE

2.8m x 5.75m (9' 2" x 18' 10")

CARPORT

3.39m x 6.15m (11' 1" x 20' 2")

FIRST FLOOR

BEDROOM ONE

3.75m x 4.4m (12' 4" x 14' 5")

EN SUITE

1.38m x 2.11m (4' 6" x 6' 11")

BEDROOM TWO

3.76m x 3.44m (12' 4" x 11' 3")

BEDROOM THREE

3.37m x 3.44m (11' 1" x 11' 3")

MASTER BEDROOM FOUR

3.88m x 2.8m (12' 9" x 9' 2")

MASTER EN SUITE

1.05m x 2.14m (3' 5" x 7' 0")

FAMILY BATHROOM

2m x 3.8m (6' 7" x 12' 6")

AGENTS NOTES

SERVICES - TBC

Tenure is Freehold.

Council Tax Band - tbc.

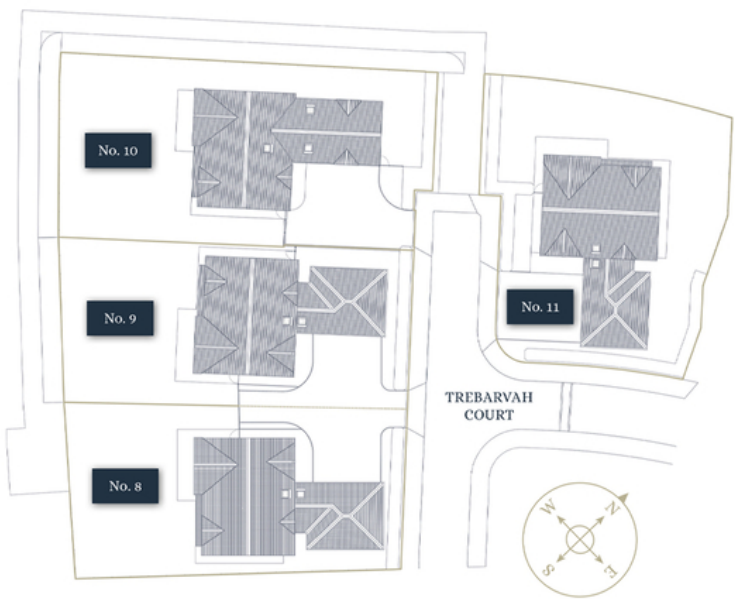
NOTE - Final spec may be subject to change depending on availability.

Due to the nature of the sale: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract and all information and services have NOT been confirmed/approved by the current vendor. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

Helford Passage

Constantine Village

Falmouth Harbour


No. 10
No. 9
No. 8
No. 11
TREBARVAH
COURT
N
E
S
W

FLOORPLAN

No. 9 & 11

Detached 4 Bedroom
Guide Price: No. 9 £660,000 / No.11 £650,000

GROUND FLOOR

Living area
6.64m x 3.8m

Dining area
4.8m x 4.4m

Kitchen area
4m x 4.44m

Study
4m x 4.44m

Garage
2.8m x 5.75m

Car port
3.39m x 6.15m

FIRST FLOOR

Bedroom 1
3.75m x 4.4m
Ensuite
1.38m x 2.11m

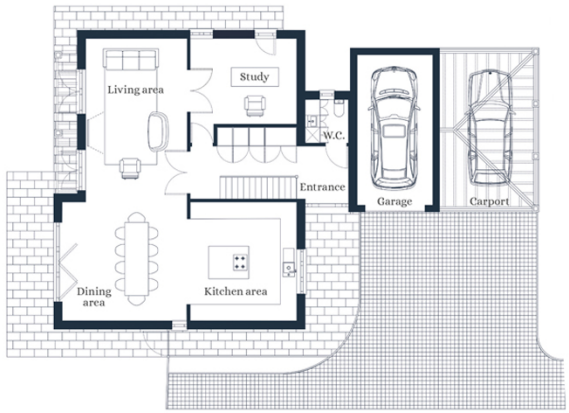
Bedroom 2
3.76m x 3.88m

Bedroom 3
3.37m x 3.44m

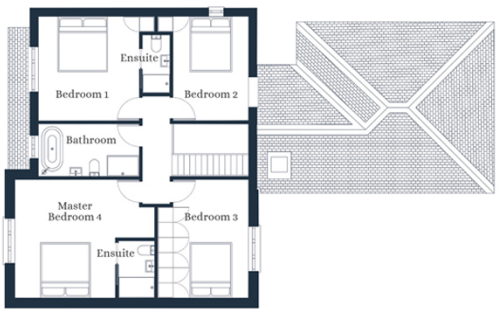
Master Bedroom 4
3.88m x 2.8m
Ensuite
1.05m x 2.14m

Bathroom
2m x 3.8m

Ground floor



First floor



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