

Craig House,

Chynhale, Helston

LODGE & THOMAS

ESTABLISHED 1892

Craig House,

Chynhale, Helston TR13 0RX

Guide Price - £675,000 Freehold

- Detached character residence
- Recently refurbished throughout
- Four bedrooms and office /storage room
- Three reception rooms
- Double Garage and Workshop
- No Forward Chain
- Within easy reach of Helston and Porthleven

Once forming part of the Trevarno Estate, a recently renovated detached period four-bedroom residence providing light and airy accommodation in a rural position yet within reach of Helston and the south Cornish coast.







The Property

A fully renovated period residence with granite elevations with fine cut granite lintels and quoins under a slate roof, the property benefits from PVCu double glazing and oil-fired central heating and is offered with new flooring and carpets throughout.

Accessed from the parking area, leading into a generous sized reception/boot room, the property boasts a utility room with plumbing for white goods and a new oil fired boiler, a newly fitted kitchen which features a former fireplace with exposed granite lintel and enjoying views over the side garden. Part-stained glass doorway leads into the entrance hall with doors off to two reception rooms overlooking the front elevation, and a newly fitted cloakroom. A turning stairwell with a feature tall curved window, rising to the galleried landing provides views to the garden and the countryside beyond. The first-floor landing gives access to four bedrooms, a generous newly fitted family bathroom, and an office/storage room.

Outside the property is accessed by a minor country lane, leading to level gravel parking for several vehicles and provides access to a double garage with a metal up and over door, with a useful workshop to the side.

To the rear of the property are former outbuildings requiring some attention but providing useful storage.

The property enjoys gardens to either side, with the larger garden offering potential for landscaping to a buyer's requirement, with a terrace providing an ideal space for a summer house or garden office, subject to any necessary planning permissions.













EPC E **Council Tax Band** F

Services

Mains electricity. Mains water (via a submeter from neighbour's mains supply). Private drainage, (A new sewage treatment plant is shortly to be installed at the property). New Oil-fired boiler and radiators serving domestic hot water to central heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

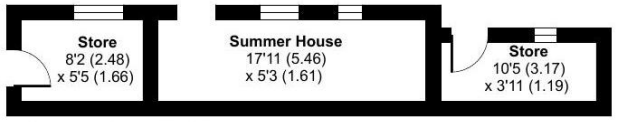
Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath passes over the entrance splay.

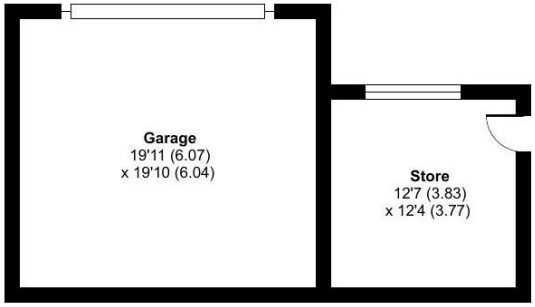
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

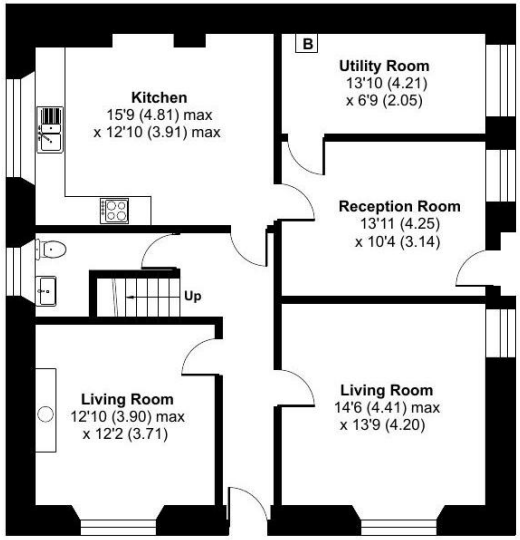
Approximate Area = 1914 sq ft / 177.8 sq m
Garage = 356 sq ft / 33 sq m
Outbuilding = 338 sq ft / 31.4 sq m
Total = 2608 sq ft / 242.2 sq m
For identification only - Not to scale



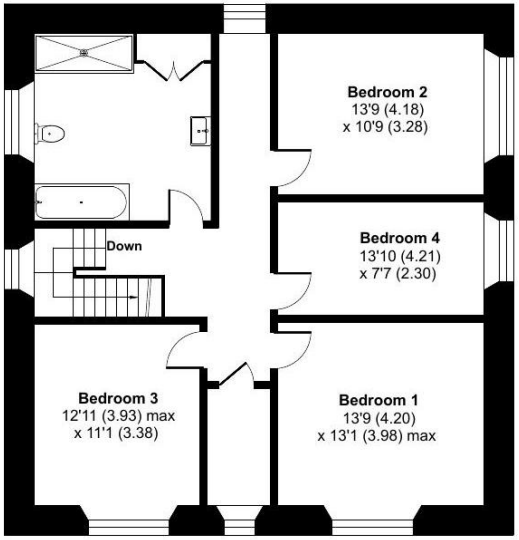
OUTBUILDING 2 / 3 / 4



GARAGE / OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR

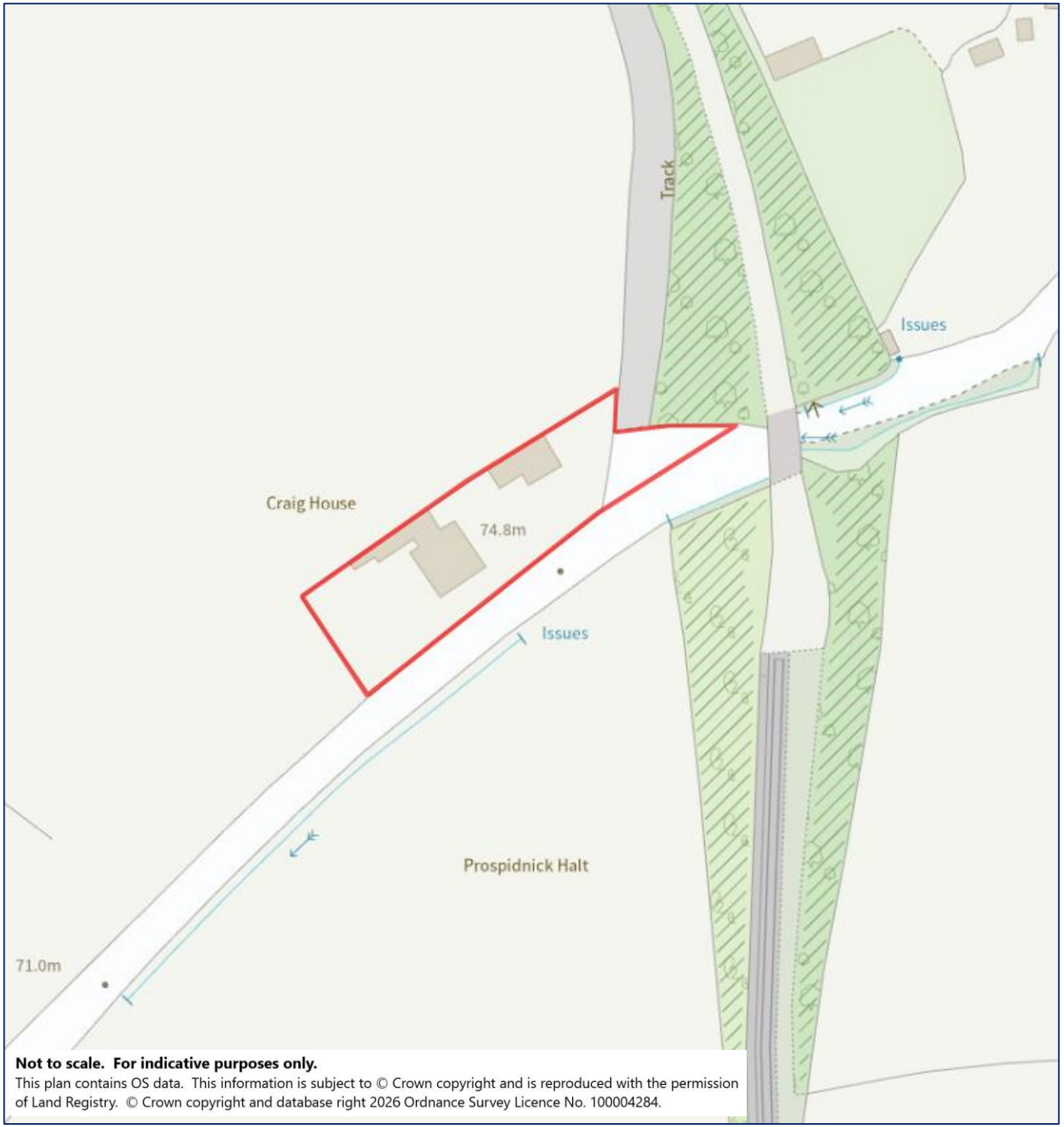
Location
Nestled within beautiful rolling countryside, and surrounded by unspoilt farmland adjacent to the former Helston railway line, the location offers easy access to both the north and south coast with the popular old market town of Helston approximately 4 miles to the south, offering a variety of retail and professional services along with health and leisure facilities. Locally, a primary school is located at Crowntown and Trannack.

Within the area there are numerous walks via public footpaths and bridleways that meander their way through the countryside. The property lies within easy reach of the famed harbour village of Porthleven, the beaches of Praa Sands and Kennegy Sands, the Lizard Peninsula.

Viewing
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions
From Helston proceed along the A394 towards Penzance turn right at the top of the hill by Chris Nicholls Motors, follow the road without deviation for approximately 1½ miles and turn right signed Crowntown/Praze. Drive through Crowntown taking the first right hand turn signed Chynhale and Prospidnick and follow the lane to the bottom, passing terrace houses on the right and the Methodist Church on the left and proceed up the hill and the property will be found on the left hand side, just before the railway bridge.

what3words///jugs.unity.home



Not to scale. For indicative purposes only.
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