



## Bridge, Constantine

A detached character residence  
Flexible three/four bedrooms, two bathrooms  
Tucked away location  
Undergone much improvement by the current vendor  
Modernised, insulated and recent heating system  
Recent solar panels fitted  
Lovely, enclosed gardens, with waterfall  
Raised decking area  
Rural outlook  
Very desirable location on the edge of Constantine village

Guide £525,000 Freehold

ENERGY EFFICIENCY RATING  
BAND F

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

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REF: SK7364



A rare opportunity to purchase a delightful 'chocolate box' picture perfect detached country residence that sits in an idyllic location on the edge of the highly desirable village of Constantine, famous for its vibrant village and community and beautiful countryside, woods and accessibility to the Helford River.

The property has undergone much improvement by the current vendors and offers spacious and well proportioned flexible accommodation and can accommodate up to four bedrooms. The recent works include modernisation throughout as well as future proofing the property with features such as solar panels, newly insulated walls and attic space, and a new modern heating system to bring the property into the 21st century. The owner has also enhanced the property by adding an additional bathroom, further adding character and charm with two new HETAS approved wood burners with new flues and chimneys and fireside features that are in keeping with the property's age and character.

The property sits in a tucked away location and is accessed by a path leading away from the roadside parking bay to a gate opening onto an enclosed front garden and a main entrance with imposing granite pillars either side.

Internally the accommodation in brief comprises of an entrance vestibule with an area for boots and coats, **recently fitted cloakroom/bathroom with an unusual seated bath, main living room/reception room which is 23'** long, a delightful room with character and charm throughout, a feature fireplace housing a free standing wood burner, sash windows and exposed wood beam ceiling, doors going off to the kitchen/breakfast room the snug/bedroom four and the stairwell. The kitchen is a traditional farmhouse style kitchen with wood wrap around work surfaces and a range with a pleasant outlook over the rear garden, to the side is a utility/larder area; reception two/snug/ground floor bedroom four is a dual aspect room with another traditional fireplace housing a free standing wood burner. A third doorway leads off to an inner porch with coat storage area and an under-stair cupboard housing the fusebox and super fast fibre; it also leads to a turned closed tread staircase onto a half landing and the first floor. On the first floor there is a recently fitted shower room which has been done to an exceptional standard, comprising of a three piece suite, three further bedrooms however one of which has had a wall removed, which can be reinstated, to make it a well-lit open plan studio area.

Outside there is an extensive garden with patio areas, lawns, a stream and a tranquil spot overlooking a waterfall and also a raised deck for alfresco dining.

The popular village of Constantine has a vast range of amenities at hand including two convenience stores with off licences, the Tolmen Centre and Museum which both host frequent and popular cultural events and exhibitions; Constantine social club with its recreation and children's playground. There is also a bowling green and **Constantine has their own football and cricket teams. Other facilities include a doctor's surgery, highly regarded primary/junior school, Constantine parish church, The Cornish Arms public house and the Trengilly Wartha Inn just outside the village.** There is also a local bus service which provides links from Helston to Falmouth.

**An internal viewing is highly recommended to appreciate the cottage's style and flexibility.**

Why not call to arrange you personal viewing today?

*THE ACCOMMODATION IN DETAIL* All dimensions approximate

On street parking bay with path leading to the residence, enclosed front gardens and the front door with traditional front door with imposing granite pillars to the front door.

*TRADITIONAL FRONT DOOR*

With glazing, letterbox.

*ENTRANCE VESTIBULE*

An area for boots and coats, plastered vaulted ceiling with wall lights, doorway to a cloakroom/recently fitted bathroom and another doorway to the main reception room.

*CLOAKROOM/BATHROOM*

One of the two bathrooms within the property, an individual bathroom with a seated bath with waterfall style taps and shower, concealed cistern low level wc with wall mounted push flush and a wall mounted wash hand basin, stylish tiles and mirrored cabinet, wall mounted electric radiator, plastered vaulted ceiling with double glazed Velux window.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



*RECEPTION ROOM ONE/LIVING ROOM 7.01m (23'0") x 3.23m (10'7")*

A delightful room with character and charm throughout, a feature fireplace housing a free standing wood burner, alcoves, deep sill windows with window seat, sash windows with views over a wooded area, timber beamed ceiling complemented by wall lights, door to the front garden, engineered wood flooring with underfloor heating, doors to the kitchen, stairwell and reception room two/ground floor bedroom.



*KITCHEN/BREAKFAST ROOM 4.95m (16'3") x 2.51m (8'3")*

A recently fitted European farmhouse style kitchen with wrap around solid wood worktops housing a Belfast sink with modern mixer tap over, recent Everhot electric range oven with induction plates and tiled splashback, recess for slimline dishwasher, cupboard with solid wood doors and shelving, UPVC double glazed window with fine views over the enclosed rear garden, patio door and matching side window opens on to the patio and gardens. Tiled floor exposed beam ceiling, feature sky light window, To the side is the utility room/larder.



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#### *UTILITY ROOM/LARDER 2.31m (7'7") x 1.22m (4'0")*

Currently housing the washing machine and a recent hot water tank, stainless steel sink with mixer tap, shelving, exposed beams and spotlights, finished with a tiled floor.

#### *RECEPTION ROOM TWO/SNUG/GROUND FLOOR BEDROOM FOUR 3.84m (12'7") x 3.38m (11'1")*

A pleasant dual aspect room with windows overlooking the front and rear gardens and a rural outlook beyond, traditional fireplace with a recent free standing wood burner sitting on a slate hearth, tiled surround, bookshelves, exposed beam ceiling with wall lights, engineered wood floor with under floor heating.



#### *STAIRWELL*

A storage area with tiled floor, timber door to under stair cupboard, closed tread staircase with balustrade.

#### *STAIRS AND LANDING*

A closed tread staircase with half landing and a large UPVC double glazed picture window overlooking the rear gardens, balustrade, plastered ceiling with ceiling light, positive air source fan, door to the first floor bathroom and bedrooms.

#### *SHOWER ROOM 2.29m (7'6") x 1.98m (6'6")*

A recent beautifully fitted shower room with attention to detail, comprises of a walk in shower with glass screen and tiled surround, feature wash hand basin set into a vintage wash stand with slate top and tiled surround, low level wc with concealed cistern with push button flush, heated towel rail, UPVC double glazed window to the rear, plastered ceiling with down lights and finished with a wooden floor.



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*BEDROOM/OPEN PLAN STUDIO AREA 3.89m (12'9") x 3.28m (10'9")*

Previously this area has been a bedroom however it has had the hallway removed to make it an open plan studio, the hallway could be reinstated if one required an extra bedroom. deep sill with sash window with fine views over woodland, plastered ceiling with ceiling light, electric radiator, wooden floors, doors to two further bedrooms.



*BEDROOM TWO 3.23m (10'7") x 2.90m (9'6")*

A dual aspect room with deep sill windows overlooking the front and rear gardens, plastered bonnet ceiling with ceiling light, wall lights, loft trap with access to roof space, electric radiator, finished with a timber floor.



*BEDROOM THREE 3.35m (11'0") x 3.53m (11'7")*

Dual aspect room with deep sill windows overlooking the front and rear gardens, plastered bonnet ceiling with ceiling light and wall light, loft trap with access to the roof space, electric radiator and finished with a timber floor.



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### *OUTSIDE*

The property has gardens to the front, side and rear. The front has an enclosed lawn area with a series of gates.

### *SIDE GARDEN*

Enjoys a pleasant outlook over a delightful waterfall and stream.

### *REAR GARDEN*

The majority of the gardens can be found to the rear and are of a generous size, comprising of a variety of lawns, patios, an area that the current vendor keeps chickens and a feature raised decking area, ideal for alfresco dining or sunbathing.

### *PARKING*

Next to the property is a parking bay which is being used by the vendor, however we have been advised that this area is officially national highways, we have now no reason to believe this will ever change.

### *COUNCIL TAX BAND D*

### *SERVICES*

Mains water, drainage, electricity, renewable sources with solar panels and broadband.

### *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.



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## Viewing

Strictly by appointment

**Kimberley's Independent Estate Agents**  
**29/29a Killigrew Street**  
**Falmouth**  
**TR11 3PN**

**Telephone: 01326 311400**

**E-mail: [info@kimberleys.co.uk](mailto:info@kimberleys.co.uk)**



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