



Laskowski  
&Co



17 Lower Parc Estate, Gweek, Helston, TR12 7AG

Guide Price £285,000

A rare and unusual opportunity to purchase an extended and beautifully renovated 3 bedroom semi-detached single storey home, located on the outskirts of the highly sought-after village of Gweek, just a 5 minute walk from the attractive quay at the head of the Helford River and occupying a 'tucked away' position at the end of a quiet cul-de-sac. The accommodation has been remodelled in a contemporary style, now comprising a wonderful open-plan living space which incorporates a modern kitchen with impressive island unit, dining area with French doors to the garden, and living room with wood-burning stove. There are 3 bedrooms with the principal bedroom providing a dressing area and built-in storage, a stunning family bathroom offers both a free-standing bath and separate shower. The enclosed gardens extend to the front and rear providing a good degree of privacy, with the lawned rear garden backing onto a field.

## Key Features

- Extended and remodelled single storey home
- 3 bedrooms and stylish family bathroom
- Quiet cul-de-sac position
- Enclosed front and rear gardens
- Wonderful open-plan living space with wood-burning stove
- Contemporary finish which adds character throughout
- Double glazing and oil fired central heating
- EPC rating D







## LOCATION

Gweek is a hugely popular creekside village at the head of the Helford River, famed for its sailing waters and offering excellent access to Helston, Truro and Falmouth. The village itself offers a wonderful active community with regular events on the green and facilities which include a well stocked shop and post office, public house with restaurant as well as the Boatyard Cafe. The village hall is used for a variety of purposes to include a playgroup and amateur dramatic productions by the Gweek Players. Both Boskenwyn and Zelda offer junior schooling with secondary education available at Mullion, Helston and Falmouth. Gweek is also home to the Cornish Seal Sanctuary.

## THE ACCOMMODATION COMPRISES

### STORM PORCH

Timber clad, light, uPVC double glazed front door to:-

### ENTRANCE PORCH

Wood-effect laminate flooring, double glazed window to side aspect, range of built-in storage cupboards incorporating plumbing for washing machine and tumble dryer. Cupboard housing oil fired boiler. Coat rail, wood door to:-

### OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A fantastic sociable family living area, with French doors to the rear garden.

### KITCHEN AREA

A modern kitchen with solid wood waist level units, roll-top worksurface over, white tiled splashback. LPG Rangemaster cooker with electric oven. Large island unit/breakfast bar with solid wood worktop, ceramic sink with swan neck mixer tap, further storage cupboards, built-in dishwasher. Wood laminate flooring, radiator.

### DINING AREA

Space for large family dining table and chairs, double glazed French doors to garden. Radiator, recessed ceiling lights.

### LIVING AREA

Central cast iron wood-burning stove set on slate hearth, central ceiling light. Double glazed window overlooking the rear garden.

### HALLWAY

Doors to bedrooms and bathroom. Recessed spotlights, radiator, loft hatch.

### BATHROOM

Contemporary bathroom with free-standing roll-top bath, corner shower cubicle with boiler-fed power shower and glass sliding doors, tiling to three walls, pedestal wash hand basin, low level flush WC. Radiator with integrated chrome heated towel rail, tiled flooring. Recessed ceiling lights, obscure double glazed window, loft hatch.

### BEDROOM TWO

Double glazed window to front aspect, radiator. Large Velux window providing additional natural light, radiator.

### BEDROOM THREE

Double glazed window to front aspect, radiator, central ceiling light.

## BEDROOM ONE

A large principal bedroom, incorporating a dressing area with floor-to-ceiling built-in wardrobe. Double glazed window to front aspect, large Velux window providing plenty of natural light, radiator. Bedside and central pendant lights.

## THE EXTERIOR

### FRONT

Gated pedestrian access to an enclosed front and side area of garden. Seating area laid with shingle, with further shingle area currently housing a trampoline and the insulated oil tank. A path gives gated access to the rear garden and leads to the front door.

### REAR

The rear garden is enclosed by fencing and Cornish hedging, backing onto fields. A large shingle seating area is accessed via the French doors from the dining area. A raised lawn is bordered by a number of raised and low level flower beds. To the rear of the garden is a hand-built children's summerhouse, with raised deck. The garden has outside lighting and exterior cold water tap. A timber garden shed provides useful storage.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

### COUNCIL TAX

Band B - Cornwall Council.

### AGENT'S NOTE

The property is subject to a Section 157, therefore prospective purchasers must have lived or worked in Cornwall for at least the last three years.

### TENURE

Freehold.

### VIEWING

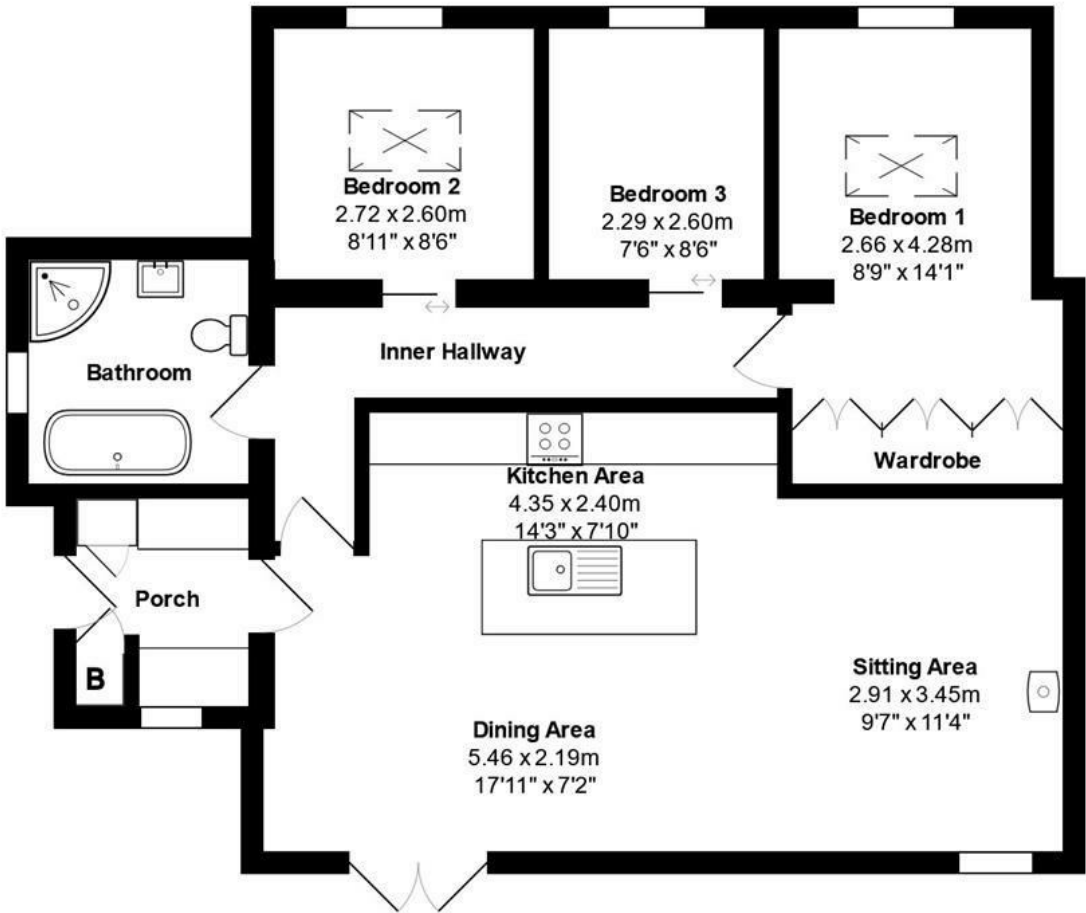
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







Floor Plan



Lower Parc, Gweek, TR12 7AG

Total Approx Area: 78.9 m<sup>2</sup> ... 849 ft<sup>2</sup>

All measurements are approximate and for display purposes only