



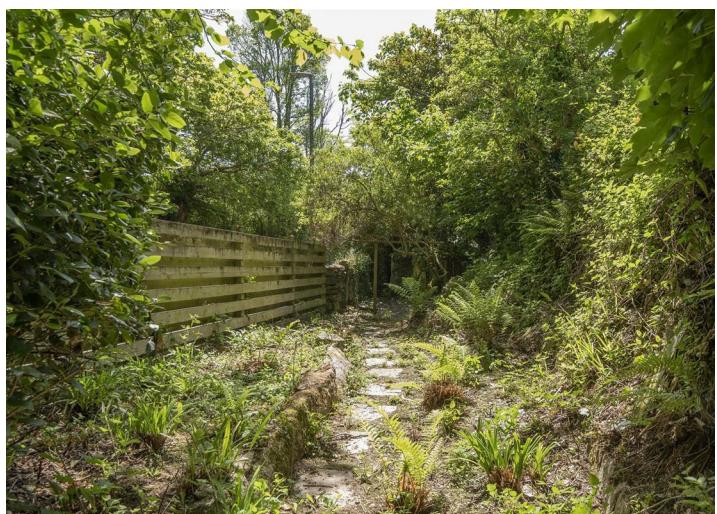
## Alpha Cottage, Gweek, TR12 6TU

**£235,000**

Situated, literally, in the heart of the village, a stone's throw from the head of the creek and boatyard and with the village stores and public house 'on the doorstep', an absolutely charming, Grade II Listed, cottage of attractive whitewashed elevations under a pitched roof of Scantle slate, the subject of a comprehensive, tasteful and just completed renovation. Charming features include beamed ceilings, small pane casement windows and slate flooring etc, now complemented by new wiring, plasterwork, plumbing and a brand new kitchen and bathroom. With redecoration just completed, this delightful home is now ready to move straight into and is ideal for those seeking village life close to the Helford River. Furthermore, a nearby garden area is included in the sale and offers great scope to create a pretty garden or potential parking area, subject to all necessary consents.

### Key Features

- Charming Grade II Listed village cottage
- The subject of a just completed comprehensive refurbishment
- Village amenities on the doorstep
- Immediate vacant possession
- In the heart of Gweek, just 100 yards also from the head of the creek
- Retaining much charm and character
- Detached garden area nearby
- EPC exempt



Constantine 2.5 miles \* Helston 3.75 miles \* Penryn 8.5 miles \* Falmouth 9.5 miles \* Redruth 10 miles \* St Keverne 10.25 miles \* Truro 16 miles

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Glazed, under a pitched roof of natural slate, providing a sheltered entrance from the centre of the village. Slate flooring, modern trip switching, electrical meters, part glazed casement door opening into the:-

### KITCHEN

Attractively fitted with a range of olive green painted Shaker-style units with timber-effect worksurfaces over and matching glass-fronted wall display cabinets. Small pane casement window to the porch with views beyond to the centre of the village and boatyard. Slate flooring, beamed ceiling, electrical Haverland radiator. Inset downlighters, Neff four-ring ceramic hob with glazed splashback and stainless steel extractor canopy over. Neff oven/grill below. Two slate steps lead to the:-

### UTILITY ROOM

Further casement window to the front elevation, again slate floored throughout, fitted worksurface with space and plumbing below for washing machine etc.

### SITTING ROOM

A charming double aspect room with deep silled small pane casement window to the front elevation overlooking the centre of the village and beyond to the boatyard. Inglenook-type fireplace with timber lintel. Beamed ceiling, inset downlighters, Haverland electric radiator, TV aerial socket and telephone point. Part glazed casement door opening onto the side elevation. Slate flooring throughout, turning staircase leading to the:-

### FIRST FLOOR

#### BEDROOM

A charming double aspect room with barrelled ceiling. Small pane casement window to the side elevation with built-in window seat. TV aerial socket, Haverland electric radiator, deep sill small pane window to the front elevation, again enjoying an outlook over the centre of the village to the head of the creek and boatyard. Opening into:-

#### INNER LOBBY

Oak door to the bathroom and to a built-in airing cupboard with Gledhill pressurised hot water system with dual immersion heater.

#### BATHROOM/WC

Attractively appointed with a contemporary white suite comprising a low flush WC, wash hand basin with mixer tap and cupboards below. Panelled bath with offset taps and mains-powered over-head shower. Part metro tiled walls, part barrelled ceiling, inset downlighters, extractor fan, tall towel rail/radiator, ceramic tiled flooring, broad casement small pane window to the front elevation, again enjoying attractive village views. Built-in full height cupboard with oak door with mirror, tubular heater.

### THE EXTERIOR

### GARDEN

Step out of 'Alpha Cottage' and walk approximately fifty yards up the slight hill and just before the second street light, turn left into an opening and immediately right into 'Alpha Cottage's' own, private, detached garden. Recently cleared, well enclosed to all sides by stone walling and timber fencing and with a paved pathway leading to a, now derelict, garden store. This area is attractively shaded by neighbouring trees and provides an ideal opportunity for someone to create a charming garden to complement this highly characterful cottage.

### GENERAL INFORMATION

#### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone point (subject to supplier's regulations).

#### COUNCIL TAX

Band A - Cornwall Council.

#### TENURE

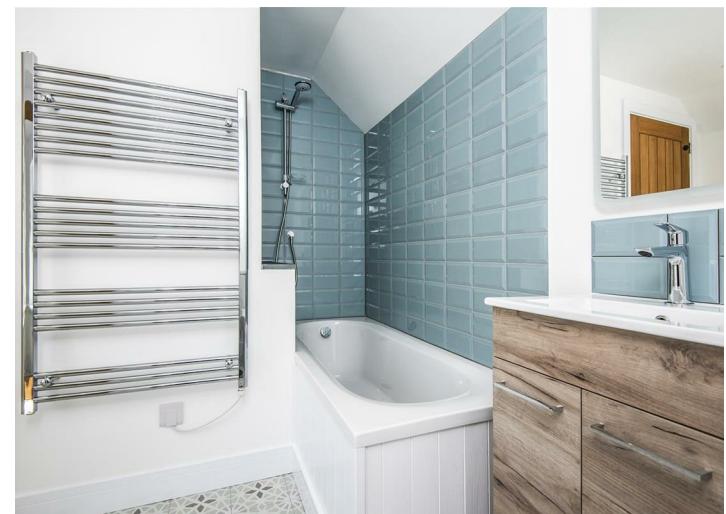
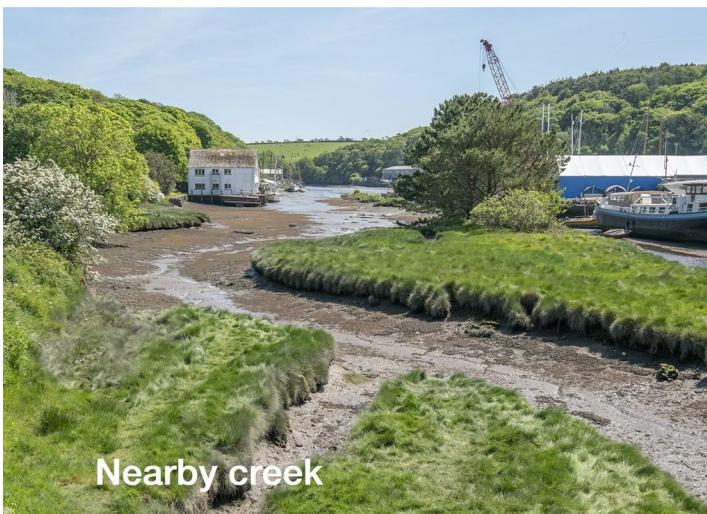
Freehold.

#### VIEWING

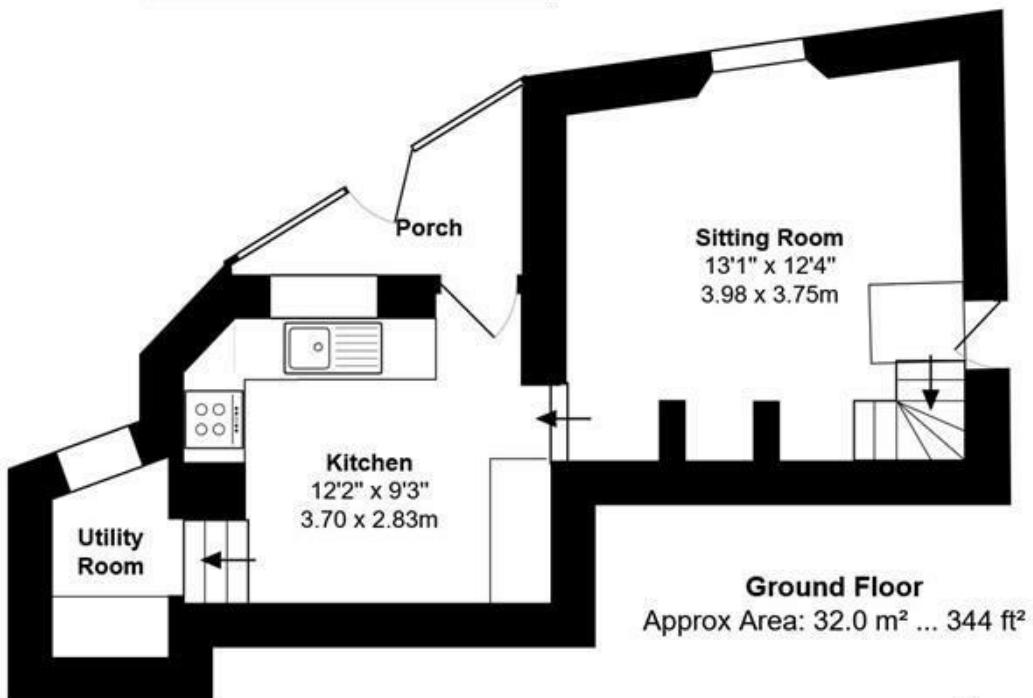
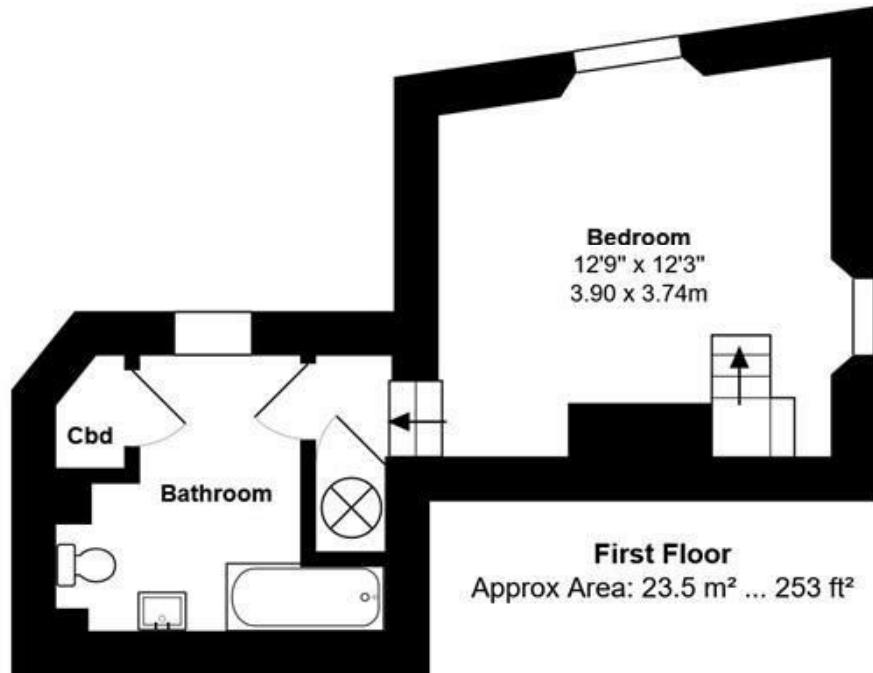
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

#### DIRECTIONAL NOTE

Literally in the centre of the village!



# Floor Plan



Gweek, Helston, TR12 6TU  
Total Approx Area: 55.5 m<sup>2</sup> ... 598 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

