



Highstead Rise High Street, St Keverne, TR12 6NS

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Highstead Rise High Street

- BEAUTIFULLY PRESENTED
- LOVELY VIEWS
- GENEROUS PARKING
- VIBRANT VILLAGE
- MODERN AIR SOURCE HEATING
- SOLAR PANELS
- LOVELY VILLAGE LOCATION
- COUNCIL TAX D
- FREEHOLD
- EPC B81

A beautifully presented three bedroom detached bungalow, set within attractive grounds and gardens, enjoying elevated views across the village and out towards Falmouth Bay. This lovely home offers an excellent foundation for a family residence in this vibrant community and has been tastefully improved during the current owners' tenure.

The pricing of the property takes into consideration the proposed development on the adjacent site.

The accommodation comprises a generous glazed porch/entrance area leading into a central hallway, three well-proportioned bedrooms, a beautifully appointed kitchen/diner, and a welcoming living room featuring a log burner. To the rear, a bright conservatory captures views over the garden, the village, and towards Falmouth Bay. In addition, there is a stylishly fitted bathroom and a separate W.C.

Externally, the property benefits from a large driveway with parking for several vehicles, an attached garage, and attractive landscaped gardens predominantly positioned to the rear.







LOCATION

St. Keverne is a highly regarded village set on the eastern side of the Lizard Peninsula, offering an excellent range of day-to-day amenities including a post office, doctor's surgery, restaurant, general stores, butcher, two public houses, a church and a primary school. The village is surrounded by beautiful open countryside, with the stunning coastline close by.

The nearby town of Helston, approximately ten miles away, provides a more extensive selection of facilities, including national retailers, a cinema, and a sports centre with an indoor swimming pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

TWO GLAZED DOORS LEAD TO

FRONT PORCH/SUN ROOM

Being dual aspect with a view over open countryside and has a glazed roof with part glazed door to

ENTRANCE HALLWAY

Of generous proportions with storage cupboards, Grant high pressure water system. Doors to

OPEN PLAN LIVING AREA

LOUNGE AREA 17'0" x 15'1" (5.19 x 4.6)

A super space with engineered oak flooring and an impressive log burner set on a slate hearth with wood mantle over, bespoke shutters leads out onto

CONSERVATORY/SUN ROOM 16'0" x 9'6" (4.89 x 2.9)

A super airy space with windows to all three aspects and large skylights with views over the garden back over the village framing the Church spire and onwards over Falmouth Bay with St Mawes in the distance.

KITCHEN 15'10" x 10'10" (4.85 x 3.32)

The kitchen is fitted with a smart white shaker-style suite and complemented by stone-effect worktops incorporating a stainless steel sink drainer and a touch-control ceramic hob with chimney hood and tiled splashbacks. A combination of base and drawer units is paired with wall cupboards, some featuring glass display fronts, along with a large pull-out larder unit. Integrated Hotpoint mirror-finish double oven, with designated spaces for a dishwasher and fridge-freezer.

The room enjoys dual-aspect windows, one offering far-reaching views over the village, open countryside, Falmouth Bay and out towards St. Mawes in the distance. Engineered oak flooring, with the area being illuminated by smart feature pendant lighting.

A door leads back to the rear side porch, where the solar panel controls are located, and there is access to the roof space via a loft hatch. A glazed door opens to the side entrance area with a further door through to the garage.

BATHROOM

Being nicely appointed with a panelled bath with mixer shower over and tiled splashbacks, wash hand basin, dual flush W.C., two obscured windows to the rear aspect, extractor, spotlight arrangement, part tiling to the walls and tiled floor.

W.C.

With dual flush W.C. with wash hand basin set into a vanity unit with storage, obscured window to the rear aspect, extractor and part tiling to walls and feature glass shelf.

BEDROOM ONE 14'4" x 9'10" (4.37m x 3.00m)

With engineered oak flooring, windows to the rear and side aspect the latter of which enjoys the views over the village and Falmouth Bay and there is a built-in wardrobe with shelf and hanging space. Bespoke shutters.

BEDROOM TWO 11'10" x 10'0" (3.63 x 3.05)

With window to the front aspect and two sets of built-in wardrobes again with shelf and hanging space, engineered oak flooring and bespoke shutters.

BEDROOM THREE/STUDY 16'9" x 12'9" (max measurements) (5.11 x 3.9 (max measurements))

A lovely space with window to the front aspect, engineered oak flooring. One of the walls has bespoke shelving and the room is lit by an attractive pendant and two matching wall lights.

OUTSIDE

To the front of the property there is a generous driveway which leads to the parking area where one may park several vehicles and there is a log store. Pedestrian access is gained down one side of the property.





GARAGE 18'9" x 11'0" (5.73 x 3.37)

With up and over door, power and light.

REAR GARDEN

The gardens are nicely enclosed by mature hedging and feature generous lawned areas, attractively planted beds with a variety of shrubs, a wildlife pond and a patio seating area. An outside tap is provided, and from various points within the garden there are far-reaching views over the village towards Falmouth Bay.

SERVICES

Mains water, electricity and drainage. Heating is modern air source heating backed up with solar panels.

AGENTS NOTE

There is planning permission in the adjacent field, further details are available by visiting - Cornwall planning on line and searching application number- PA25/00155. We are advised by the owner that this will not impact on the view from the rear.

WHAT3WORDS

musically.trading.butchers

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band D.

DATE DETAILS PREPARED.

10th December 2025.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

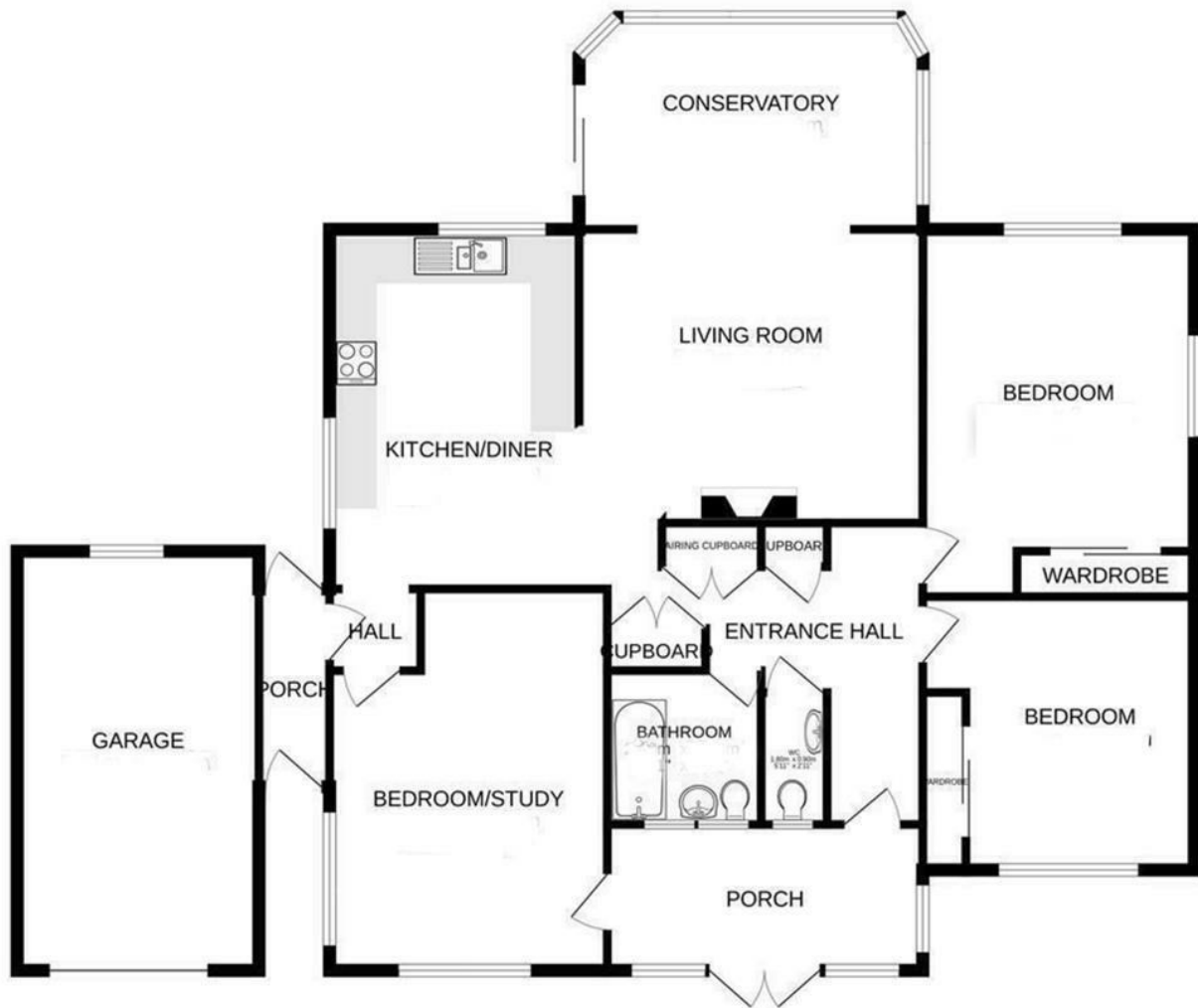
<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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