



## Myrtle Cottage Carleen, TR13 9NG

£750,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



# Myrtle Cottage

- MAGNIFICENT ATTACHED PERIOD RESIDENCE
- EXUDES CHARM & CHARACTER
- STRIKING STONE FACADE
- SPACIOUS & VERSATILE ACCOMMODATION
- APPROXIMATELY 1.5 ACRES
- RANGE OF OUTBUILDINGS
- FREEHOLD
- COUNCIL TAX D
- EPC E-39

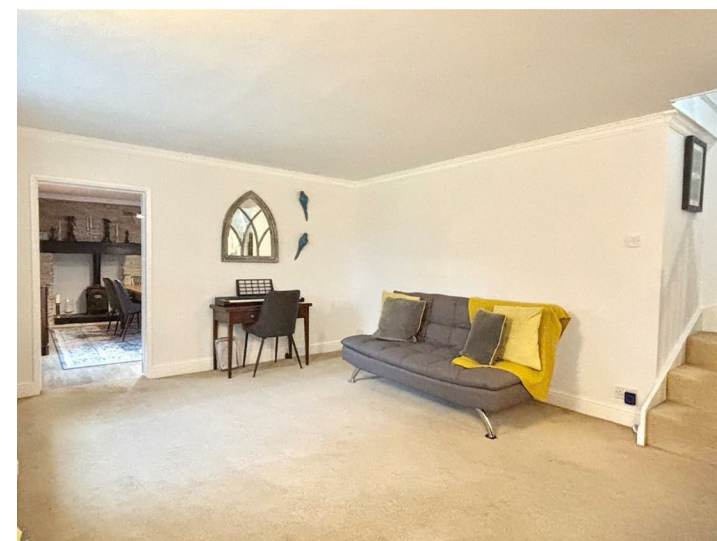




Located in the rural Cornish village of Carleen in West Cornwall, this magnificent attached period residence exudes charm and character. Featuring a striking local stone facade, the property offers spacious and versatile accommodation, with notable features including an impressive inglenook fireplace and a modern fitted kitchen. The property, which benefits from LPG central heating, is beautifully presented and benefits from two en suite bedrooms.

The grounds are a particular highlight extending to approximately 1.5 acres and incorporating a generous parking area, a mediterranean style courtyard, lawned areas with mature shrubs and planting, meadow and a pleasant woodland area. Further benefits include a detached garage and a range of outbuildings, one of which is currently utilised as a home office.

In brief, the accommodation comprises an entrance porch, lounge, dining room, kitchen/diner, utility room, inner hall, shower room and completing the ground floor a studio/bedroom five. On the first floor (accessed via the lounge) is a bathroom and three bedrooms, the master of which benefitting from an en suite. Also on the first floor and accessed via a staircase in the inner hall is a bedroom four which once again benefits from an en suite.







## LOCATION

Carleen itself enjoys an active local community with many activities on offer at the Village Hall and offers easy access to nearby major towns such as Helston, Penzance and Hayle as well as connectivity to the A30. Both the North and South Coast can be accessed by car with a choice of stunning beaches including Praa Sands, Kenneggy Cove and Prussia Cove all within a short drive. Nearby is the National Trust owned Godolphin House Estate and Godolphin Woods both offering plenty of opportunity for countryside walks with fabulous views.

The surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is regarded as the gateway to the stunning Lizard Peninsula. The property is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### DOOR TO

### ENTRANCE PORCH

Having a tiled floor and outlook to the side. Door to



**LOUNGE 25'6" x 17' (narrowing to 12'6") (7.77m x 5.18m (narrowing to 3.81m))**

Having an impressive, imposing, inglenook fireplace acting as a focal point for the room with tiled hearth, local stone surround and wood mantle over housing a wood burner. To the side of the fireplace are built-in cupboards, there are stairs to the first floor and door to

**DINING ROOM 14'9" x 12'6" (4.50m x 3.81m)**

With outlook to the front and having an exposed stone wall with fireplace once again acting as a focal point to the room with tiled hearth with mantle over and housing a wood burner which is not in working order.

**KITCHEN 30'9" x 25'9" x 7'3" (narrowing to 4'3") (9.37m x 7.85m x 2.21m (narrowing to 1.30m))**

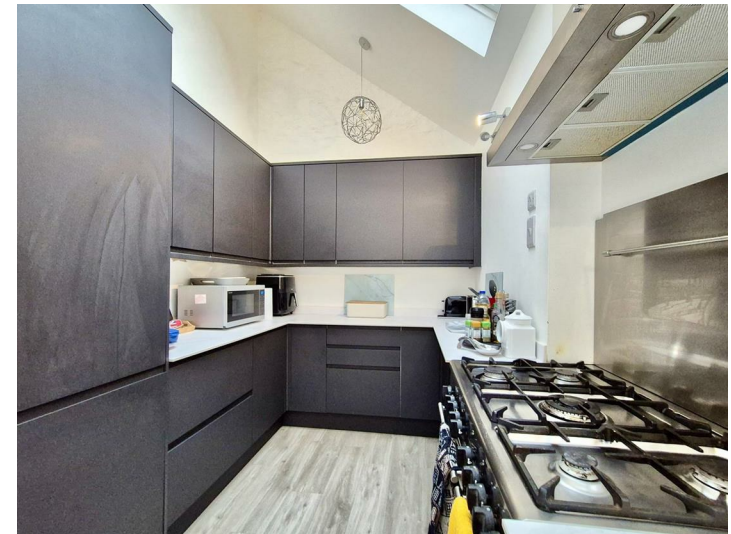
Comprising working top surfaces incorporating a one and a half bowl ceramic sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a Range style stove, dishwasher and fridge freezer. The room has skylights and bifold doors opening onto the courtyard. Door to

**UTILITY ROOM 15'6" x 5'3" (4.72m x 1.60m)**

Comprising working top surfaces with space under for a washing machine and tumble dryer. There are cupboards over and the room houses the boiler. There is an outlook to the rear courtyard and door to

## HALL

With door to the outside, stairs a further first floor area, door to bedroom five/studio and door to







#### **SHOWER ROOM**

Comprising shower cubicle, pedestal wash hand basin with mixer tap over and a close coupled W.C. There is a frosted window to the rear, tiled floor, heated towel rail and built-in cupboard housing a water tank with immersion heater.

#### **BEDROOM FIVE/STUDIO 19'3" x 12'3" (average measurements) (5.87m x 3.73m (average measurements))**

A dual aspect room which is currently utilised as a studio and has built-in cupboards.

#### **FIRST FLOOR**

##### **STAIRS AND LANDING**

Stairs from the lounge ascend to the landing area which has windows into the kitchen, doors to various rooms and door to

##### **BATHROOM**

Comprising of a bath with waterfall style mixer tap and shower over with both rain and flexible shower heads, pedestal wash basin with waterfall style mixer tap over and a close coupled W.C. There are partially tiled walls, built-in cupboard and a heated towel rail.

#### **MASTER BEDROOM 12'9" x 12' (3.89m x 3.66m)**

Having an outlook to the front and having an array of built-in cupboards. Door to

##### **EN SUITE**

Comprising of a shower cubicle, wall mounted wash basin with mixer tap over and a close couple W.C. There are partially tiled walls and a towel rail.

#### **BEDROOM TWO 11'3" x 8'6" (3.43m x 2.59m)**

With an outlook to the front.





**BEDROOM THREE 14'9" (narrowing to 13'3") x 8'6"**  
**(4.50m (narrowing to 4.04m) x 2.59m)**

With outlook to the front.

#### **STAIRS AND LANDING**

Accessed from the hall. Stairs also extend to a landing area with door to

**BEDROOM FOUR 14'3" x 11'9" (4.34m x 3.58m)**

A dual aspect room with built in cupboards and door to

#### **EN-SUITE**

Comprising a shower cubical, close couple w.c. pedestal wash basin and having a built in cupboard.

#### **OUTSIDE**

The outside space is a real feature of the property with the grounds totaling approximately 1.5 acres. The grounds comprise of good size lawned areas, woodland area, meadow, mediterranean style courtyard, large parking area and outbuildings, well established vegetable plot.

**OUTBUILDING 11'6 x 8'6" (3.51m x 2.59m)**

A dual aspect room currently used as a home office.

#### **DETACHED GARAGE**

A large garage area with up and over door and covered car port to the side.

#### **WHAT3WORDS**

firebird.places.hound

#### **SERVICES**

Main electricity, water and private drainage.

#### **COUNCIL TAX**

Council Tax Band D.















**DATE DETAILS PREPARED.**

9th 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.

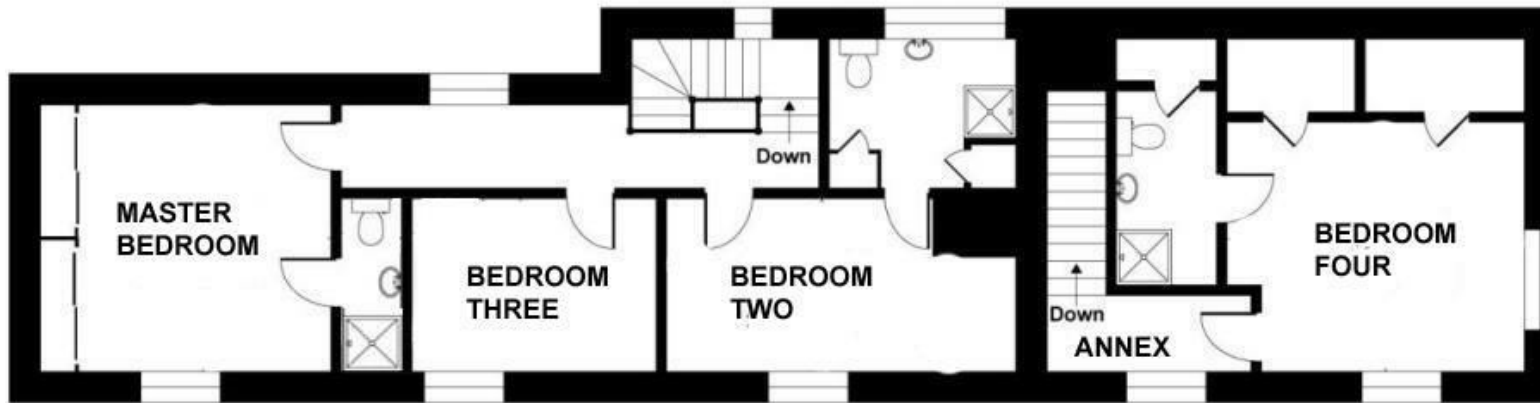
#### **ANTI-MONEY LAUNDERING**

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

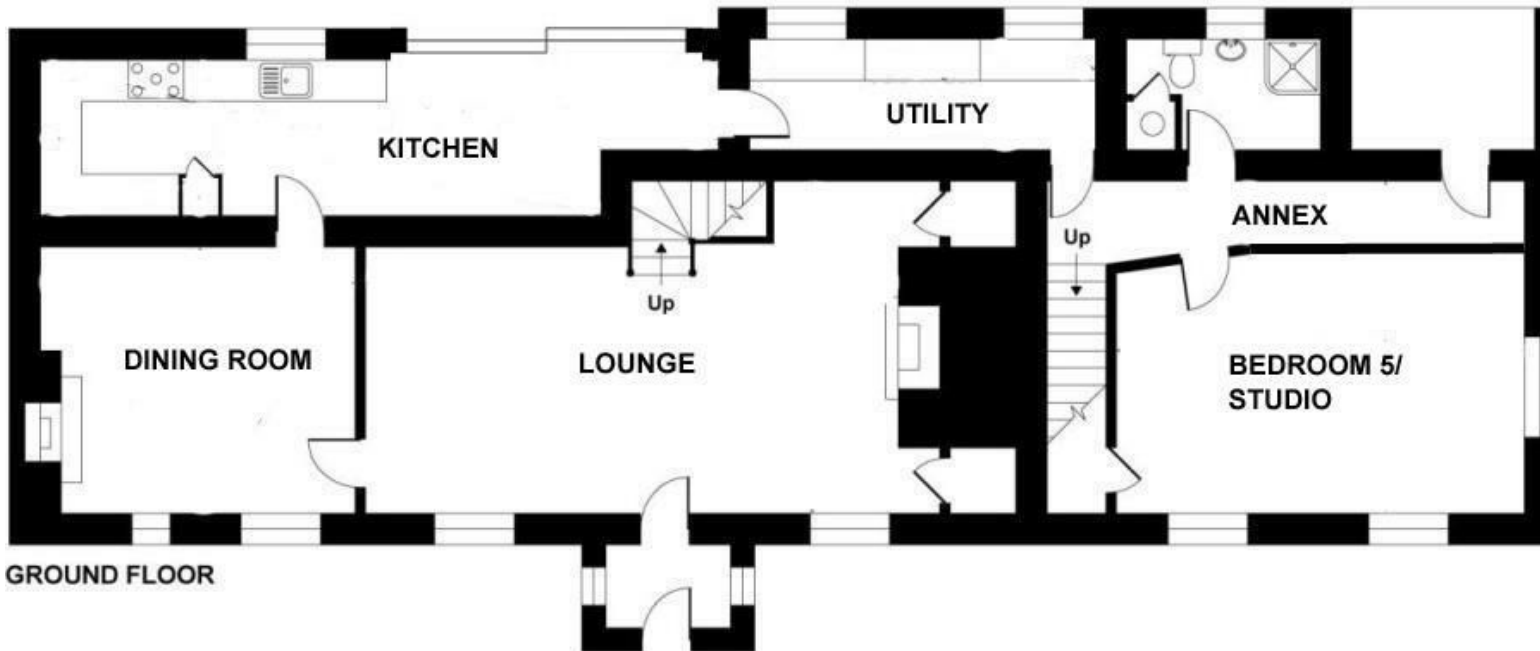




# Myrtle Cottage, Carleen, Breage, Helston



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | 68        |
| (39-54) <b>E</b>                            | 39                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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. Lease 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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