



**10 Pellor Fields, Breage, TR13 9UL**

**£285,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 10 Pellor Fields

- DETACHED TWO BEDROOM BUNGALOW
- IN NEED OF UPDATING WORKS
- SPACIOUS ACCOMMODATION SET ON A LARGE PLOT
- QUIET TUCKED AWAY LOCATION
- DRIVEWAY, GARAGE AND CAR PORT
- OPPORTUNITY TO CREATE A WONDERFUL HOME
- HUGELY SOUGHT AFTER VILLAGE LOCATION
- EPC PENDING
- COUNCIL TAX D
- FREEHOLD











Tucked away in the heart of the hugely sought-after village of Breage, this bungalow sits on a generous, beautifully peaceful plot with gardens that back directly onto open fields – the perfect setting for relaxed Cornish living.

In need of updating, this property offers an exciting opportunity for someone to add their own stamp. Inside, the layout already provides the foundations of a lovely home, featuring a spacious kitchen/breakfast room, handy boot room and cloakroom, and a bright sunroom that flows effortlessly out to the garden. The large lounge and connecting dining room create a sociable, comfortable space, while two bedrooms and a bathroom complete the accommodation.

Outside, the home benefits from a garage, carport and driveway, offering plenty of parking and storage.

Breage itself is a fantastic village, known for its strong community spirit. With a church, shop, post office, and a welcoming local pub renowned for its great Sunday roast, it's a place that truly feels like home. All of this is within easy reach of stunning beaches and the popular towns of Porthleven, Penzance and Helston.

A wonderful opportunity in a superb location.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Door to:

##### **ENTRANCE VESTIBULE**

With panel glazed door and side screen to

##### **HALLWAY**

With loft access, cupboard and doors to various rooms.

##### **LOUNGE 17'8" x 12'4" (5.38m x 3.76m)**

With Parkray set on a slate hearth with slate surround, radiator, window to front and archway to

##### **DINING ROOM 10'9" x 8'9" (3.28m x 2.67m)**

With double doors to front.



**KITCHEN/BREAKFAST ROOM 13'7" x 10'3" (4.14m x 3.12m)**

Fitted with base and wall units with work surfaces over with stainless steel sink and drainer, breakfast bar, space and point for electric cooker, space and plumbing for washing machine, powder blue Rayburn Royal (not tested), windows to rear overlooking the garden and glazed door to

**REAR LOBBY 5'4" x 4'9" (1.63m x 1.45m)**

With glazed stable door to sun room, sliding door to cloakroom and opening to

**BOOT ROOM 9'3" x 6'2" (2.82m x 1.88m)**

A useful room with exterior door to side.

**CLOAKROOM 4'8" x 2'8" (1.42m x 0.81m)**

With tiled floor and walls with low level W.C. and wall mounted wash hand basin, obscured window to side.

**SUN ROOM 9'3" x 8'1" (2.82m x 2.46m)**

With tiled floor with windows to both side and rear overlooking the gardens and offering views of the neighbouring Church and Churchyard as well as far reaching rural views. Double doors access the rear garden.

**BEDROOM ONE 12'7" (max) x 9'9" (3.84m (max) x 2.97m)**

With two built-in wardrobes and a vanity area, radiator and window to front.

**BEDROOM TWO 9'9" x 9'9" (2.97m x 2.97m)**

With fitted wardrobes, radiator and window to the rear overlooking the garden.

**BATHROOM 7'9 x 5'4 (2.36m x 1.63m)**

With tiled walls and suite comprising of a bath, low level w.c., wall mounted wash hand basin in vanity. Cubicle housing Triton Ivory electric shower, radiator and obscured window to rear.







## OUTSIDE

A driveway provides for off road parking and leads to the garage and carport. There is a lawned garden to the front of the property with path to the front door and stocked with mature shrubs and trees. The main gardens lie to the rear of the property and are a huge asset they are a good size and mostly laid to lawn with a patio area and summerhouse. The gardens are arranged into two sections with the lower garden being particularly lovely and peaceful backing onto open fields.

## 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.

## 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.

## DIRECTIONS

WHAT3WORDS

central.drip.digestion

## SERVICES

Mains water, electricity and private drainage.


## AGENTS NOTE

The property is being sold to close an estate and the executors are solicitors who have no personal knowledge of the property. Buyers must rely on their own enquiries.

## DATE DETAILS PREPARED.

2nd December 2025.



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>		
(39-54) <b>E</b>		
(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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