



**The Manse Commercial Road, St Keverne, TR12 6LY**

**£495,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# The Manse Commercial Road

- STRIKING PERIOD PROPERTY
- TIMELESS CHARACTER FEATURES
- FIREPLACE AND WOOD BURNING STOVE
- LOVELY VIEWS ACROSS TO FALMOUTH BAY AND THE ROSELAND PENINSULA
- BEAUTIFUL SUN TERRACE
- USEFUL OUTBUILDINGS
- FOUR BEDROOMS (MASTER EN-SUITE)
- FREEHOLD
- EPC F-33
- COUNCIL TAX D

An elegant, detached period residence with four bedrooms and off road parking conveniently situated moments from the heart of the flourishing rural village and community of St Keverne

The Manse is a striking period property with timeless character features which include picture rails, sash windows, wood burners and decorative fireplaces. Classically proportioned with lovely exposed wooden flooring in a number of rooms, the residence would make a wonderful family home for discerning purchasers.

A cosy and inviting lounge with a fireplace and wood burning stove would seem the perfect place to sit and relax with a novel on those colder nights. A light and airy dining room opens into a Wisteria clad sun terrace for those warmer evenings entertaining friends and family. The sitting room has a further wood burning stove with a back boiler and French doors opening onto a rear decked area. A very useful utility and cloak room and well equipped fitted kitchen complete the ground floor accommodation.

A delightful, coloured glass window stands proud over the staircase and landing which leads on to a large beautifully appointed fitted bathroom and four bedrooms, of which three are double, with the master being en-suite.

Lovely views across to Falmouth Bay and the Roseland Peninsula beyond can be enjoyed beyond neighbouring properties from the rear bedroom and bathroom.

A real highlight of the residence is the beautiful sun terrace with decking and steps down to neatly landscaped gardens which enjoy a sunny outlook and play host to an array of mature flowers shrubs and trees. The former garage has been reconfigured so as to provide the versatility of a studio, office space or storage to suit a range of needs. There are useful outbuildings and a delightful bespoke folly which looks out over the rear courtyard garden and pond.











The residence benefits from some electric heating, air to air heating and a back boiler in the sitting room.

The accommodation in brief comprises an entrance hallway, lounge, dining room, sitting room, kitchen, inner hallway, utility room, bathroom and four bedrooms (master en-suite).

St. Keverne, which is situated on the eastern side of the Lizard Peninsula, has a good range of amenities catering for everyday needs including a post office, doctors' surgery, restaurant, general stores, two public houses, church, primary school and butcher.

The village is situated within miles of open countryside and the coast is close at hand. The more comprehensive range of amenities of Helston are some ten miles distant and these include national stores, cinema, sports centre with indoor swimming pool.

#### **THE ACCOMMODATION COMPRISES (dimensions approx)**

##### **COMPOSITE FRONT DOOR**

With transom to entrance hallway.

##### **ENTRANCE HALLWAY**

With exposed wooden floorboards, dado rail and doors off to the dining room, sitting room, inner hallway and lounge.

##### **LOUNGE 14' x 13'2" (4.27m x 4.01m)**

With a wood burning stove set upon a slate hearth and providing a lovely focal point for the room. There is a Daikin air to air heating cassette and a large sash window to the front aspect.

##### **DINING ROOM 12' x 11'6" (3.66m x 3.51m)**

With exposed wood flooring and a decorative fireplace with mantle and hearth. There is bespoke alcove shelving, a built in cupboard, a large sash window to the front aspect, a door to the sun terrace and an opening to the sitting room.

##### **SITTING ROOM 12'5" x 9'10" (3.78m x 3.00m)**

With an impressive fireplace housing a wood burning stove with a back boiler, bespoke recessed storage cupboards, a Daikin heating air to air heating cassette, understairs cupboard and French doors to the rear decked area.

##### **INNER HALLWAY**

'L shaped' with a staircase rising to the first floor, exposed wood flooring, a coat hanging rail, an under stairs cupboard with shelving, an elevated storage cupboard with further shelving and a pair of attractive part glazed doors to the entrance hallway. Doors to sitting room, rear lobby and the kitchen.

##### **KITCHEN 8'9" x 7'10" (2.67m x 2.39m)**

Well equipped with working top surfaces incorporating a ceramic one and a half bowl sink with side drainer and Swan's neck mixer tap over. There are a useful range of cupboards and drawers, corner units with carousel and matching wall units with display shelves. Spaces are provided for an electric cooker (hood over) and an upright fridge freezer. There is an integrated fridge, white tiling to the walls, a spotlighting arrangement, tiling to the floor and a window to the rear aspect.

##### **REAR LOBBY**

With further storage, window and door to rear garden and door to the utility room.



#### UTILITY ROOM

Having a low-level w.c with a wall mounted wash hand basin, tiled floor, obscure glazed window to rear aspect. Tap and space for washing machine.

There is an impressive staircase with striking coloured glass feature window rises to the first floor.

#### FIRST FLOOR

##### LANDING

With balustrade, Daikin electric heating cassette, loft hatch to the roof space and doors off to bathroom and all four bedrooms.

##### BEDROOM ONE 11'10" x 11'5" (3.61m x 3.48m)

A comfortable double bedroom with a decorative fireplace, a wash handbasin with storage under, bespoke built-in wardrobes with shelves and hanging rail and a sash window to the front aspect. Concertina door to the en-suite.

##### EN SUITE

Having a low-level w.c, a tiled shower cubicle with an electric shower, an extractor, a heated towel rail and vinyl flooring.

##### BEDROOM TWO 11'10" x 11'5" (3.61m x 3.48m)

A double bedroom with a decorative fireplace, bespoke shelving and storage and a sash window to the front aspect.

##### BEDROOM THREE 14' x 10'9" (4.27m x 3.28m)

Double bedroom with a decorative fireplace, a sink set within a vanity unit, built-in storage cupboards (housing immersion heater) and a sash window with an outlook to the rear towards Falmouth Bay and St Mawes beyond.

##### BEDROOM FOUR 8'6" x 7'5" (2.59m x 2.26m)

With exposed wood flooring, a bespoke storage cupboard and a sash window to the front aspect

#### BATHROOM

Nicely appointed with a suite comprising a low-level w.c, a pedestal wash hand basin, a tiled corner shower unit with thermostatic shower and rain head attachment, and a panelled corner bath with seat. There is an electric heater, a heated towel rail, authentic painting wooden floorboards and a large sash window with a lovely outlook to the rear towards Falmouth and the Roseland beyond.

#### OUTSIDE

A neat block paved driveway offers convenient off road parking for a number of vehicles to the front of the property.

A side gate opens invitingly into a beautifully tended landscaped garden, laid largely to lawn with an array of mature shrubs plants trees at the borders, providing good degrees of privacy and enjoying a sunny outlook. A decked sun terrace with a wisteria clad pergola is a lovely vantage point from which to sit, relax and enjoy the gardens.

A slate chipped pathway leads around to the rear garden and rear decking area.

The rear garden has a sunny aspect and enjoys exceptional degrees of privacy. Laid largely to patio the garden is neatly enclosed and has a lovely pond.

##### STUDIO 14' x 10' (4.27m x 3.05m)

A very useful space suitable for a variety of uses. Light and airy with a dual aspect, twin glazed doors, wooden flooring, recessed spotlighting and a digital electric radiator.







#### **STORE 10'9" x 9'9" (3.28m x 2.97m)**

With power and light, vaulted ceiling, decorative former fireplace, tap, small elevated window to side aspect and a window to the patio garden. There are adjacent further open storage areas.

#### **FOLLY 6'7" x 5'4" (approx) (2.01m x 1.63m (approx))**

With an array of windows and a small ladder rising to a mezzanine space with an outlook towards St Keverne Church.

#### **SERVICES**

Mains electricity, water and drainage.

#### **DIRECTIONS**

Upon entering the village of St Keverne turn left at the square and take the next left into Commercial Road. The property will be found a short distance along on the right hand side and is identifiable by our For Sale board.

#### **VIEWING**

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

#### **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/>

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

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

#### **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.

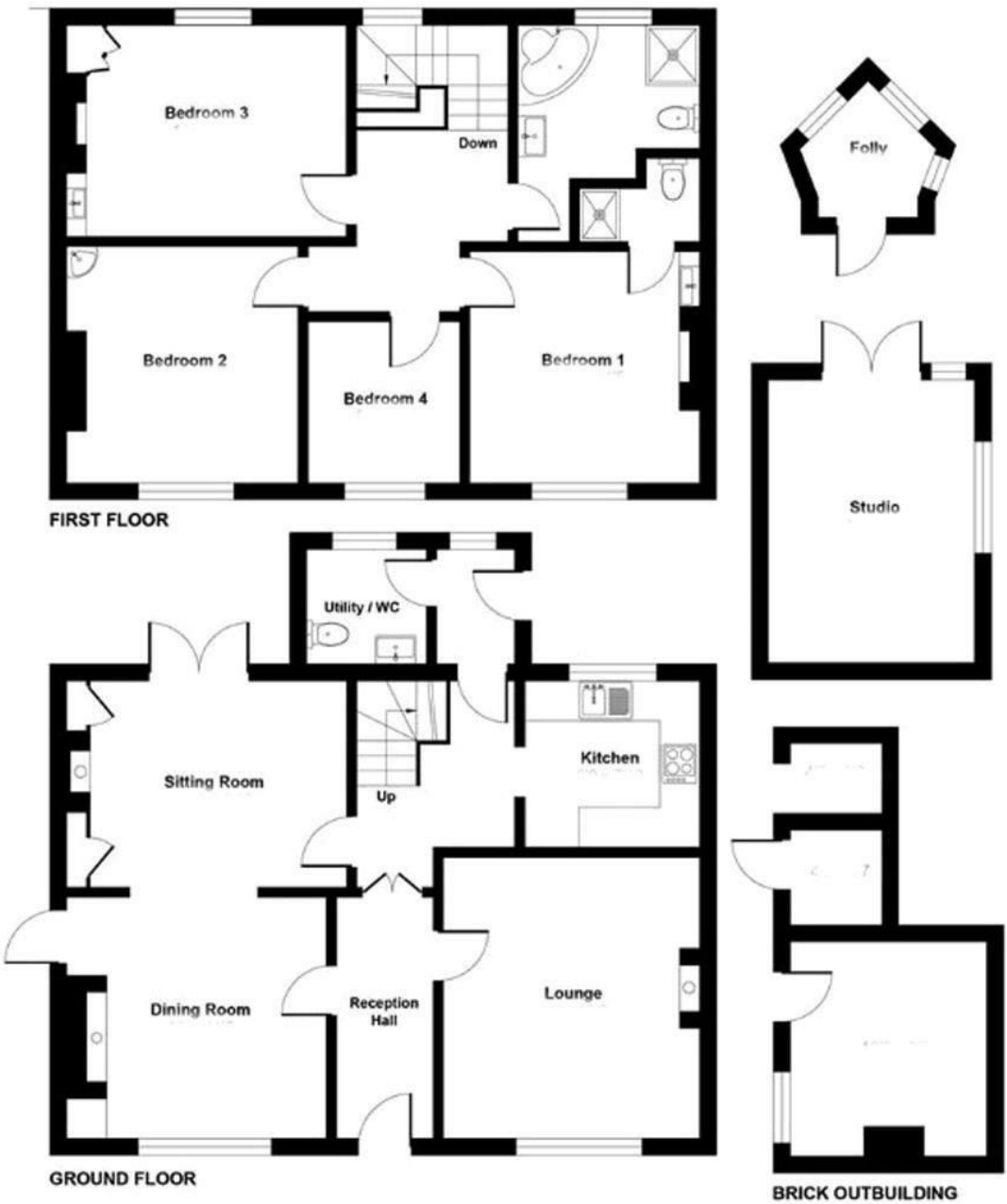
#### **DATE DETAILS PREPARED**


6th June 2025





For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>33</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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