



Chy An Den Helston Road, Germoe, TR20 9AA

£499,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chy An Den Helston Road

- BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME
- SET IN THE VILLAGE OF GERMOE
- LOVELY GARDENS & GROUNDS
- CONSERVATORY AND FITTED KITCHEN
- 24' WORKSHOP & 30' SHED
- OIL CENTRAL HEATING & SOLAR PANELS
- COUNCIL TAX BAND D
- FREEHOLD
- EPC E47

A beautifully presented, three bedroom detached property set amidst lovely grounds and gardens in the village of Germoe. This lovely property is situated a short drive or stroll from the sandy beach at Praa Sands and offers the basis of a lovely home in a well regarded area.

The property in brief provides an entrance hallway, lounge leading out to a light filled conservatory, beautifully fitted kitchen, three bedrooms, shower room and a loft/hobbies' room on the first floor. A real feature of this property are the grounds and gardens with a large parking area at the front, whilst to the rear the gardens are an absolute delight with many areas to enjoy along with two substantial workshops/sheds and an orangery style building.

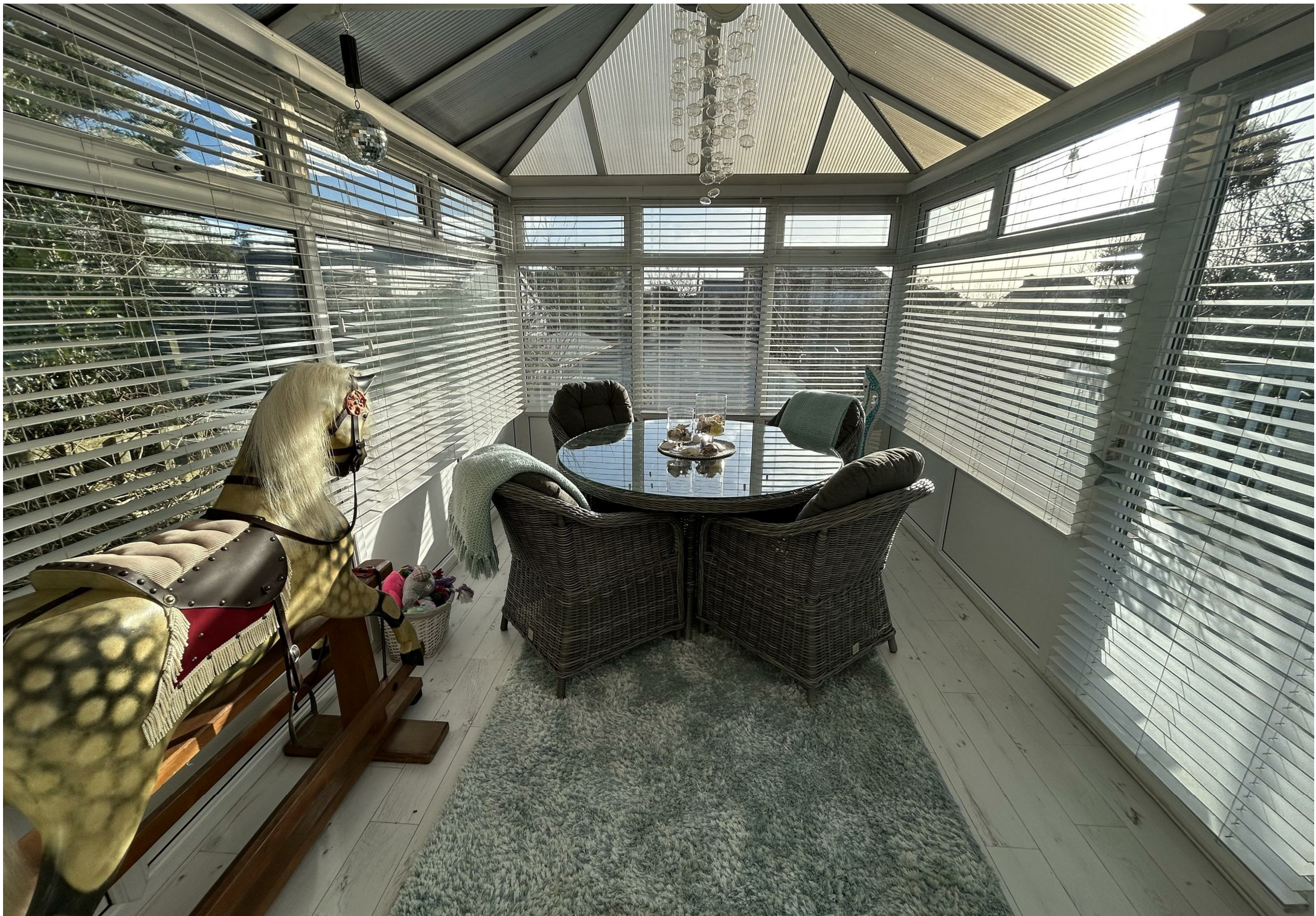
The property is warmed by oil fired central heating and has the benefit of solar panels.

Germoe is situated approximately midway between the towns of Helston and Penzance. With Praa sands has a stunning long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. There is a well regarded primary school at Germoe, a short stroll from the property. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools along with secondary schools and colleges. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to entrance hallway.







ENTRANCE HALLWAY

With wood panelling to the walls, laminate flooring, positive input ventilation system, storage cupboard and door to lounge.

LOUNGE 17'4" x 13'6" max measurements (5.3m x 4.12m max measurements)

With wood panelling to the walls, fireplace housing wood burner (currently not used). Laminate flooring, glazed door to the side aspect and glazed doors lead through to the conservatory.

CONSERVATORY 13'8" x 8'9" (4.19m x 2.68m)

A lovely airy space with triple aspect views out over the garden, laminate flooring, glazed doors out on to the side decking area.

From the hallway a door leads back to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 19'4" x 10'11" narrowing to 9'3" (5.9m x 3.34m narrowing to 2.82m)

With a smart fitted kitchen comprising stone effect worktops with a mix of base and drawer units under, wall units over, stone effect upstands, breakfast bar arrangement, space for Range cooker with stainless steel splashback and hood over, oil boiler, Belfast style sink, space for a dishwasher and understairs storage cupboard. The room is lit by a mixture of downlighters.

REAR ENTRANCE PORCH/UTILITY AREA

With worktop with space under for washing machine and dryer, storage cupboard, windows to two aspects, laminate flooring and door to the outside.

BEDROOM ONE 12'11" x 12'4" (3.94m x 3.77m)

A lovely airy space with window and glazed patio doors leading out on to the deck. Part wood panelling to the walls and laminate flooring.

BEDROOM TWO 12'6" x 9'1" (3.82m x 2.77m)

Part wood panelling to the walls. Window to the front aspect.

BEDROOM THREE 11'3" x 6'0" currently including staircase (3.44m x 1.84m currently including staircase)

The owner has created a staircase that leads up to the loft room. The owner has advised us that he will remove this staircase, if required, for a new purchaser.

SHOWER ROOM

Beautifully appointed with large glazed walk-in shower cubicle with shower over and tiled splashback, pedestal wash handbasin, close coupled W.C., part wood panelling to the walls, part tiling to the walls, wood effect laminate flooring. Extractor.

OUTSIDE

To the front of the property there is a paved parking area with room for several vehicles with gates that lead down to the front, side and rear entrances and onwards to the gardens.

GARDENS & GROUNDS

At the rear of the property and conservatory, there is an enclosed composite decking area with steps leading down into the garden. These fabulous gardens are a real feature of this property being of generous proportions with many different areas to enjoy. From lawned areas, mixed with beds housing mature plants, tree and shrubs, there is a orangery room leading out to an ornamental pond and a greenhouse. Toward the bottom of the garden there is a further area planted with exotic plants.

WORKSHOP 24' x 12' (7.32m x 3.66m)

With power and light.

LARGE SHED 30' x 12' (9.14m x 3.66m)

With power and light.

SERVICES/UTILITIES

Mains water, electricity and private drainage.

AGENTS NOTE ONE

We are advised by the owner that a small area of the garden was found to have knotweed and an eradication programme was put in place between 2013 and 2014.

AGENTS NOTE TWO

We are advised that the drainage system is shared by another three properties and is sited in a neighbouring garden. There is joint maintenance in place.

WHAT3WORDS

failed.bucket.swerves

FLOOD RISK

River & Sea - Very Low. Surface Water - Very Low

DATE DETAILS PREPARED.

28th September 2026.

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.

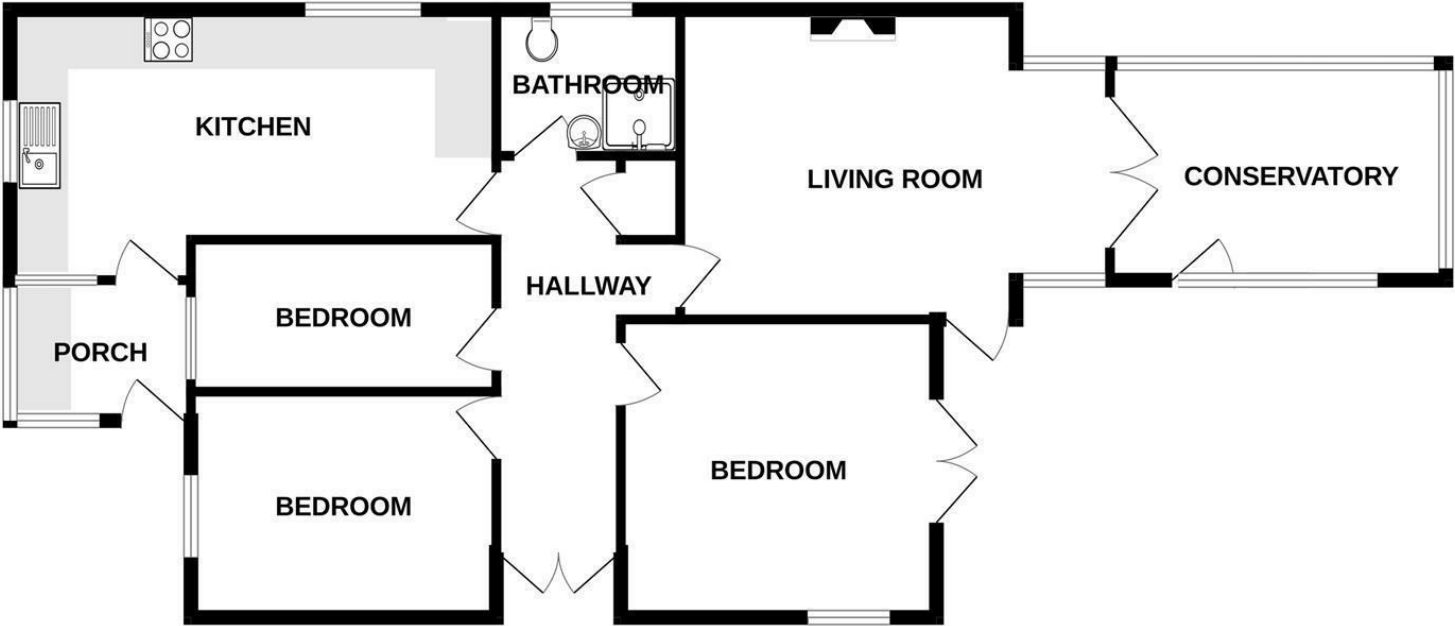
PROOF OF FINANCE - PURCHASERS

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.





GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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