

2 Doctors Hill, St Keverne, TR12 6UX

£250,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

2 Doctors Hill

- VERSATILE TWO/THREE BEDROOM SEMI-DETACHED PROPERTY
- RESIDENCE HAS BEEN MUCH IMPROVED AND TASTEFULLY ENHANCED
- WOOD BURNING STOVE AND FIREPLACE
- BEDROOMS ARE LIGHT AND AIRY
- MASTER BEDROOM HAVING A LARGE SKYLIGHT
- LANDSCAPED LAWN AND PATIO AREA
- OFF ROAD DRIVEWAY PARKING AND ATTACHED GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC D59







A nicely presented and versatile two/three bedroom semi-detached property situated in a well regarded residential area in the popular village of St Keverne.

The residence has been much improved and tastefully enhanced during our current owners tenure to provide an appealing and adaptable modern family home.

Refinements include a delightful wood burning stove and fireplace for those cosy nights in, a well appointed fitted bathroom and the creation of an incredibly useful upstairs shower room.

The bedrooms are light and airy with the master bedroom having a large skylight, affording far reaching views beyond the parish church and St Keverne village to Falmouth Bay and the Roseland Peninsula.

The enclosed rear garden has been transformed to provide a landscaped lawn and patio area, designed to take in the lovely outlook and views across the village to the coastline beyond.

The residence benefits from off road driveway parking and an attached garage.

The accommodation in brief comprises, on the ground floor, an open kitchen / diner, an inner hallway, a lounge, a third bedroom / dining room and a bathroom. On the first floor are two bedrooms and a shower room. The property benefits from oil fired central heating and double glazing.

The village of St. Keverne is situated on the eastern side of the Lizard Peninsula. It has a good range of amenities catering for everyday needs including a post office, doctors surgery, general stores, two public houses, church, primary school and butchers. There are 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 (Measurements approx)

COVERED ENTRANCE AREA WITH UPVC DOOR TO OPEN PLAN

OPEN PLAN KITCHEN / DINER 10'9" x 6'8" (3.28m x 2.03m)
Fitted kitchen with working top surfaces that incorporate a composite one and a half ball sink with drainer and an electric hob with hood over. There are a useful range of base units with drawers under and wall cupboards over, tiled splash-backs, under counter spotlighting and wood effect flooring. Spaces are provided for a freestanding fridge freezer and a dishwasher. Opening to inner hallway and door to the lounge.

LOUNGE 13'4" x 12'9" (including fireplace) (4.06m x 3.89m (including fireplace))
A light and welcoming room with a white painted fireplace and surround, a polished granite hearth and a woodburning stove, which forms a nice focal point for the room. There is a window looking out to the front garden.

INNER HALLWAY
With coat hanging well, door to storage cupboard with shelving, service door to rear garden and doors to the bathroom and dining room/bedroom three.

BEDROOM THREE / DINING ROOM 10'9" x 9'9" (3.28m x 2.97m)
Enjoying a lovely outlook over the rear garden and out beyond neighbouring properties to Falmouth Bay and the Roseland beyond. Currently utilised as a bedroom, this versatile room could also be used as a dining room to suit.

BATHROOM
Nicely appointed with a white fitted suite comprising a low-level w.c, a pedestal wash hand basin with vanity unit under and a white panelled bath with easy clean surfaces, a curtain rail and thermostatic shower over. There is a chrome towel rail, mirrored medicine cabinet and wood effect flooring. Obscure glazed window to the rear.

A turning staircase leads to the first floor.

FIRST FLOOR

LANDING

With doors off to:

BEDROOM ONE 11'9" x 10'9" (plus window) (3.58m x 3.28m (plus window))
A comfortable double bedroom with a large Velux window to the rear aspect with a superb view out across the village, parish church and beyond to the sea and Falmouth Bay. There are doors to twin storage cupboards, loft hatch to roof space and a small area of limited headroom.

BEDROOM TWO 13'7" x 10'1" (maximum) (4.14m x 3.07m (maximum))
With Velux window to front ,enjoying a sunny aspect, doors to eaves storage and some limited headroom.

SHOWER ROOM
Well appointed with a low-level w.c, wash hand basin with vanity unit under and a shower enclosure with electric shower and white tiled surround. There is a mirrored medicine cabinet, chrome heated towel rail, extractor fan and a Velux window to the rear.

OUTSIDE
At the front of the property, there is a driveway with parking that leads to the garage.













GARAGE

With double wooden doors, light, power and tap. Door to rear garden.

GARDEN

The front garden enjoys a sunny outlook and is partly enclosed by mature shrubs and hedging. There is a path to the side of the property from which access could be gained to the rear garden.

The rear garden is neatly enclosed and laid largely to lawn with an adjacent patio area enjoying an outlook towards the coast and beyond.

There is a boiler room housing an oil fired boiler.

SERVICES

Mains water, electricity and drainage

COUNCIL TAX BAND

Council Tax Band C

WHAT3WORDS

ashes.disclose.contemplate

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

DATE DETAILS PREPARED.

30th September 2026.

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/

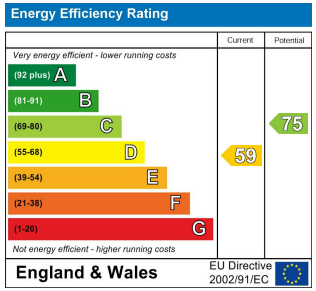
ANTI-MONEY LAUNDERING

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.





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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