

3 Penwyth, Gweek, TR12 6UR

£325,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

3 Penwyth

- DETACHED THREE-BEDROOM BUNGALOW
- SOUGHT-AFTER CUL-DE-SAC LOCATION
- MOMENTS FROM GWEEK CREEK AND VILLAGE AMENITIES
- GENEROUS DRIVEWAY AND DOUBLE GARAGE
- REAR GARDEN WITH PATIO
- OIL CENTRAL HEATING
- VIEWING STRICTLY BY APPOINTMENT ONLY
- COUNCIL TAX D
- EPC E54

Nicely positioned within a well-regarded cul-de-sac, this detached three bedroom bungalow enjoys a delightful setting just moments from the waterside and amenities of the creekside village of Gweek.

With the benefit of relatively level access throughout, the bungalow would seem likely to appeal to those seeking to acquire a comfortable retirement home or looking to downsize, within this sought-after village community. A neatly tended lawn fronts the property, complemented by a generous driveway providing off-road parking for a number of vehicles and leading to a useful double garage with adjoining cloakroom, potting room and storage space.

Internally, the accommodation is both practical and inviting. The light and welcoming lounge is a particular feature, enjoying a lovely bay window and a stone fireplace with an electric fire that provides a nice focal point. A separate dining room enjoys a pleasant outlook over the rear garden and benefits from a serving hatch through to the well-equipped kitchen, fitted with a useful range of cupboards and drawers. Of the three bedrooms, two are generous doubles, with the master benefiting from bespoke fitted wardrobes, while the bathroom is fitted with a panelled bath and a generous shower cubicle with an electric shower.

Outside, the rear garden is a real delight — nicely enclosed with mature hedging to the borders that enhances privacy, and centred around a lovely lawned area that enjoys a sunny aspect through the afternoon and early evening. The outlook extends beyond neighbouring properties towards Gweek Boatyard and the woodland beyond, while a patio area provides the perfect spot to sit out and unwind. With oil-fired central heating and cavity wall insulation, this is a lovely, cosy, bungalow tucked away within a quiet cul de sac and a lovely place to be able to call home.







The accommodation in brief comprises an entrance hall, lounge / dining room, kitchen, three bedrooms and a shower room. The property benefits from double glazing, oil fired central heating and cavity wall insulation.

Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. This truly wonderful village offers a welcoming and active community with a range of facilities to include an exceptionally well stocked village stores and Post Office with some pop-up hot food options as well as a traditional Village Pub with restaurant. The Boatyard offers boat storage and direct access to the Helford River. There is also a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions and Gweek is home to the Cornish Seal Sanctuary.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps to obscure glazed door to

HALLWAY

Broadly 'L-shaped' with coat hanging rail, loft hatch to roof space, airing cupboard with slatted shelving and immersion cylinder and doors off to kitchen, lounge, bathroom and all three bedrooms.

LOUNGE 17'5" x 12'2" plus bay window (5.31m x 3.71m plus bay window)

Light and welcoming with a bay window enjoying a lovely outlook over the front garden and beyond. There is a stone fireplace with a wooden mantle and polished slate hearth which currently houses an electric fire and provides a nice focal point for the room. Door to

DINING ROOM 9'1" x 8'1" (2.77m x 2.46m)

With serving hatch to kitchen and window to rear garden.

KITCHEN 9' x 8'9" (2.74m x 2.67m)

With a fitted kitchen comprising wood effect working top surfaces incorporating a sink with drainer and Swan's neck mixer tap over, with drawers and cupboards under and matching wall units, glass display unit and display shelves over. Spaces are provided for a washing machine, fridge, freezer and an electric cooker (with hood over). There is tiling to the walls, attractive vinyl flooring, a serving hatch to the dining room, a Eurostar oil fired boiler and a door and side window to the rear garden.

BATHROOM

With suite comprising a low-level w.c, pedestal wash hand basin, generous shower cubicle with electric shower and a panelled bath. There is a shaving point, an electric heater, tiling to the walls, contemporary vinyl flooring and obscure glazed windows to the rear aspect.

BEDROOM ONE 13'8" x 11'5" max measurement (4.17m x 3.48m max measurement)
Comfortable double bedroom with a useful range of fitted wardrobes with hanging rails, drawers and storage, further overhead storage and corner units with glass display shelves. Large window enjoying an outlook towards the rear garden.

BEDROOM TWO 11'3" x 9'6" (3.43m x 2.90m)
Double bedroom with window to front aspect.

BEDROOM THREE 9'6" x 6'8" inc built-in wardrobe (2.90m x 2.03m inc built-in wardrobe)
With built-in wardrobe with hanging rail and shelving and window to front aspect.

OUTSIDE
The neatly tended front garden is laid largely to lawn with specimen plants and shrubs. A neat pathway leads to the front door and along the side of the property, with steps leading up to the generous driveway with parking for a number of vehicles. Beyond this is the double garage.

DOUBLE GARAGE 17'3" x 16'8" plus potting room, recess and cloakr (5.26m x 5.08m plus potting room, recess and cloakr)
With an electric and a manual up and over door, power and light, some overhead eaves storage, a service door to the side aspect and a sliding door to the potting room with glass roof, worktop and windows to rear aspect. There is a storage recess and a door to a useful cloakroom with low-level w.c, corner wash hand basin and an obscure glazed window to the rear.

GARDENS
The rear garden is a real highlight of the property enjoying a sunny outlook with mature shrubs and hedges at the borders providing shelter and good degrees of privacy. A patio area would seem an ideal place in which to sit and relax, whilst an adjacent greenhouse will appeal to those wishing to grow tomatoes and other produce. A pathway leads around the garden to the double garage, outside tap and oil tank.

SERVICES
Mains electricity, water & drainage.

AGENTS NOTE ONE
Our owners advise us that the bungalow benefits from Full Fibre Broadband to the premises (FFTP) and that this is currently provided by Wildanet.

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

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.

WHAT3WORDS

dummy.offers.december

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.

DATE DETAILS PREPARED.

2nd September 2026.

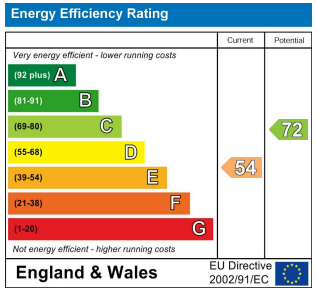
Ground Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



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Total area: approx. 82.3 sq. metres (886.1 sq. feet)



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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