

Indicative Boundary



7 Vicarage Row, Breage, TR13 9PX

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 Vicarage Row

- SOUGHT-AFTER RURAL VILLAGE
- SPACIOUS FOUR BEDROOM PERIOD GRADE II LISTED RESIDENCE
- SUBSTANTIAL GARDENS & OUTDOOR ENTERTAINING SPACE
- GENEROUS OFF-STREET PARKING
- DETACHED ANNEXE/OUTBUILDING WITH EXCELLENT POTENTIAL
- WORKSHOP
- FREEHOLD
- COUNCIL TAX D
- EPC F28

Situated in the sought after rural Cornish village of Breage, this spacious four bedroom semi-detached character house offers a wonderful blend of period charm, generous living space, and exceptional outdoor areas.

A standout feature of the home is its impressive outside space. To the front and side there is parking for a number of vehicles, while the substantial rear garden boasts extensive lawned areas and an abundance of mature plants and shrubs, providing an idyllic setting for outdoor entertaining or relaxed family living. The house benefits from the comfort of double glazing and central heating.

Adding further appeal is the detached annexe/outbuilding, which offers excellent potential for buyers keen to create additional accommodation, whether as a dependent relative's suite, guest suite, home office, holiday let, or additional income stream, subject to the necessary planning and consents. A second outbuilding currently serves as a workshop.

Breage is a picturesque and highly regarded village nestled in Cornish countryside, offering a wonderful balance of rural tranquillity and everyday convenience. Rich in history the village is home to the impressive 15th-century Church of St Breaca, a popular pub, post office and village stores, primary school and an active local community. The market town of Helston provides a comprehensive range of shopping, leisure centre with indoor swimming pool and educational facilities. The stunning Cornish coastline, including the beaches at Praa Sands and the fishing village of Porthleven are just a short drive away.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO







HALL

With stairs to the first floor, sliding door to the W.C., door to the lounge and door to

KITCHEN/DINER 19'9" x 11'3" narrowing 9'9" (6.02m x 3.43m narrowing 2.97m)

Comprising of working top surfaces incorporating a one and a half bowl ceramic sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a fridge, dishwasher and a freestanding stove style oven is located within an impressive inglenook fireplace. The room is dual aspect, has built-in shelving, a cupboard housing the boiler and a stable style door to

REAR PORCH 7'3" x 4'6" (2.21m x 1.37m)

Having space for a fridge freezer, there is a tiled floor, outlook to the side and a stable style door to rear garden.

W.C.

A beautifully presented cloakroom which comprises a low level W.C. and a corner wash basin.

LOUNGE 19'9" x 12'3" narrowing to 8'9" (6.02m x 3.73m narrowing to 2.67m)

With outlook to the front and having a wood burner on a hearth. Door to

SUN ROOM 9'6" x 8' (2.90m x 2.44m)

Having a conservatory style roof, double doors to the outside and having a built-in cupboard.

STAIRS AND LANDING

With outlook to the rear garden and doors to all bedrooms, there is access to the loft and door to

BATHROOM

Suite comprising a free standing roll top bath with mixer tap over, shower cubicle with both rain and flexible shower heads, a W.C. with concealed cistern and a wash basin with mixer tap over and cupboards under. There is a built-in cupboard and shelving. The room has access to the loft.

BEDROOM ONE 11' x 10'6" (3.35m x 3.20m)

Having an outlook to the front.

BEDROOM TWO 11' x 10'6" (3.35m x 3.20m)

With outlook to the front and having a built-in wardrobe.

BEDROOM THREE 11' x 7'3" (3.35m x 2.21m)

Having an outlook to the front.

BEDROOM FOUR 9'3" x 8'9" narrowing to 6'3" (2.82m x 2.67m narrowing to 1.91m)

Having an outlook to the rear garden, built-in cupboards and this room is currently utilised as a home office.

OUTBUILDING ONE

This outbuilding is a great addition to the property and is arranged over two floors.

GROUND FLOOR ROOM 13'6" x 8'3" (4.11m x 2.51m)

A dual aspect room which is part converted stairs to

FIRST FLOOR ROOM 13'6" x 8'3" (4.11m x 2.51m)

A dual aspect room with skylights.

OUTSIDE

The outside space is a real feature of the property with parking to the front of the residence and to the side for a number of vehicles. To the rear of the property is a very good size garden which provides a courtyard area and good size expanses of lawn. There is an abundance of plants and shrubs, raised flower beds and a greenhouse. The garden backs onto open countryside.

AGENTS NOTE ONE

We are advised that the property has private drainage.

AGENTS NOTE TWO

We are advised that the property is Grade II listed.

AGENTS NOTE THREE

We are advised that there is a pedestrian right of way over the driveway of 7 Vicarage Row in favour of a neighbouring property to access their garden.

SERVICES

Mains electricity, water and private drainage.

WHAT3WORDS

hears.committed.unravel

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.

DATE DETAILS PREPARED.

28th July 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/>

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.





FLOOD RISK

River & Sea: Very low Surface Water: Low

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit [Cornwall Mapping](#) and use the Council's interactive map.

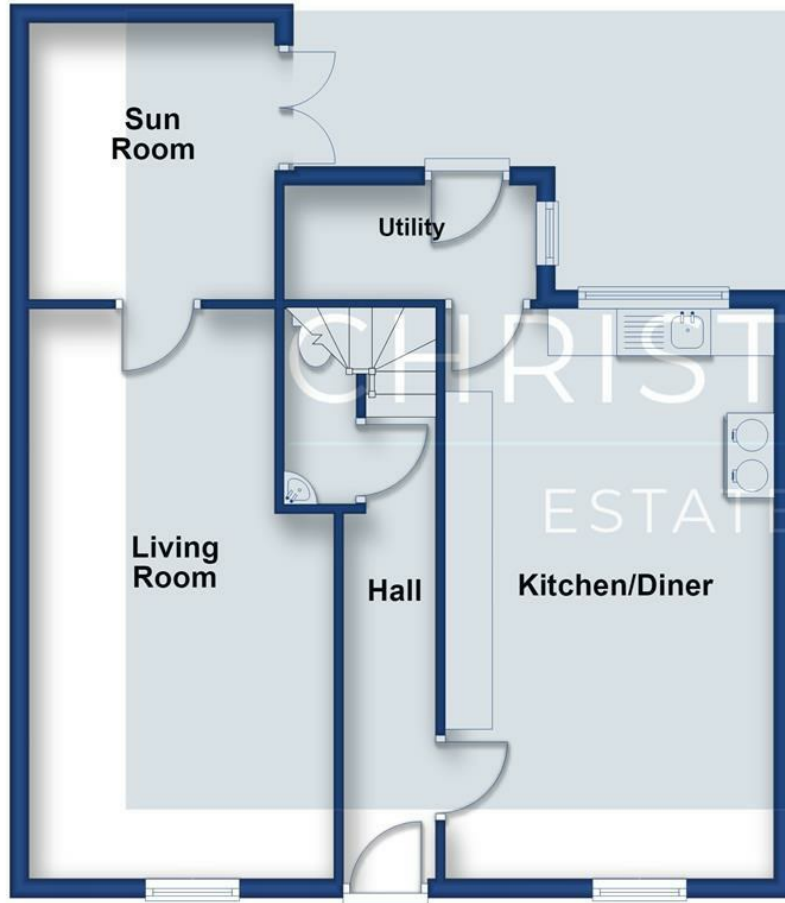
WORLD HERITAGE SITE

The property is situated in a World Heritage Site.



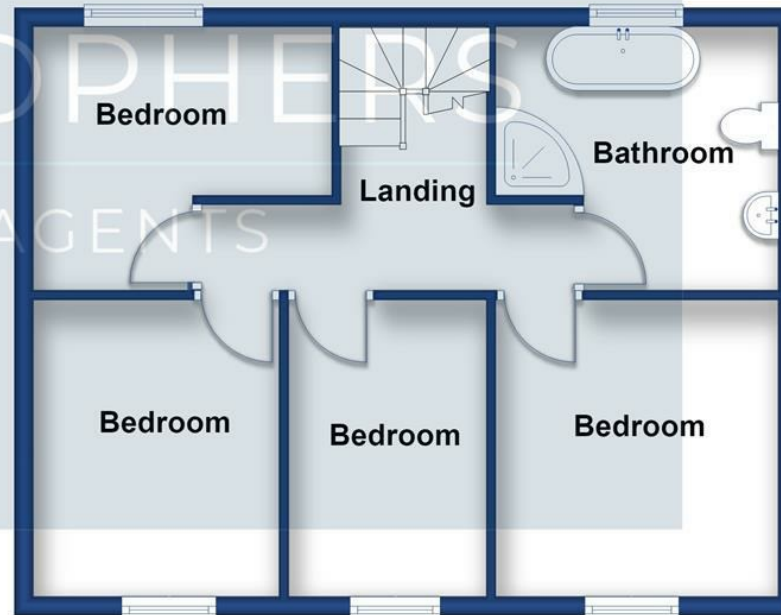
Ground Floor

Approx. 59.8 sq. metres (643.9 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 108.0 sq. metres (1162.4 sq. feet)

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

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