CHRISTOPHERS

ESTATE AGENTS







A BESPOKE RURAL RETREAT WITH SWEEPING COUNTRYSIDE VIEWS

A rare opportunity to acquire the first of just three individually designed properties within this exclusive rural development, enjoying outstanding sweeping views across the surrounding Cornish countryside.

Designed with modern living in mind, this exceptional two-bedroom bungalow combines the ease and efficiency of a new build with a wonderfully considered design and a strong connection to its rural setting. Tucked away in the countryside yet only approximately 10 minutes by car from Helston, it offers the perfect balance of peace, privacy and convenience.

At the heart of the home is a spectacular open-plan kitchen, dining and living space, designed to make the most of the property's enviable outlook. Full-height bifold doors open towards the front, drawing the countryside views into the room and creating a wonderful sense of space and light. A large glazed panel to the side and an attractive atrium roof light further enhance the feeling of openness, while providing a constantly changing backdrop throughout the day.

The kitchen will be fitted to a high standard, featuring a sophisticated graphite gloss finish, stone worktops and a generous arrangement of storage and workspace. There is ample room to create distinct areas for cooking, dining and relaxing, making this an impressive space for everyday life as well as entertaining family and friends.

The generous entrance hallway provides an excellent first impression, with a useful plant cupboard, while two well-proportioned double bedrooms and a beautifully appointed bathroom complete the accommodation.

Externally, the property will be finished with natural larch timber cladding, complementing its rural surroundings and giving it a distinctive contemporary character. Air source heating with underfloor heating provides an efficient and comfortable heating solution.

Outside, there will be off-road parking together with private outdoor space, creating an easy-to-maintain setting in which to enjoy the surrounding countryside.

With wonderful walking country on the doorstep, yet Helston just a short drive away, this is a rare opportunity to embrace a more relaxed pace of life without compromising on quality, comfort or convenience.

A truly special new home, where contemporary design meets the beauty of the Cornish countryside.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE VESTIBULE 4.29M X 1.98M (14'1" X 6'6")
A lovely light airy and impressive entrance area with high ceilings, plant cupboard and doors to various rooms.

OPEN PLAN LIVING SPACE 7.75M X 6.25M (25'5" X 20'6")
A fabulous area with bi-fold doors to the front show casing sweeping rural views, picture floor to ceiling glazed panel to side an atriam style roof light this area will offer a fitted kitchen area as well as plenty of space to relax, dine and entertain.

BEDROOM ONE 3.45M X 2.92M (11'4" X 9'7")
With window to side.

BEDROOM TWO 3.45M X 3.15M (11'4" X 10'4")
With window to rear.

BATHROOM 2.03M X 1.98M (6'8" X 6'6")
With atriam style roof light.

OUTSIDE
The external area will be hard landscaped to offer a combination of outside space in which to relax and off road parking.

SERVICES/UTILITIES
Private water and drainage, mains electricity. Air source - underfloor heating.

WARRANTY
TBC.

AGENTS NOTES
The field in front of the property may be available either fully or partially by separate negotiation please ask for further details. The property is currently under construction and nearing completion. CGI images have been used for the marketing and are intended to give an indication of final finish but should not be relied upon.

RESERVATION FEE
Upon acceptance of an offer a reservation fee of £1000 will be come payable. Once this has been paid no further viewings will be carried out on the property. The purchaser will be required to work towards an exchange of contracts within 8 weeks.

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 TBC.

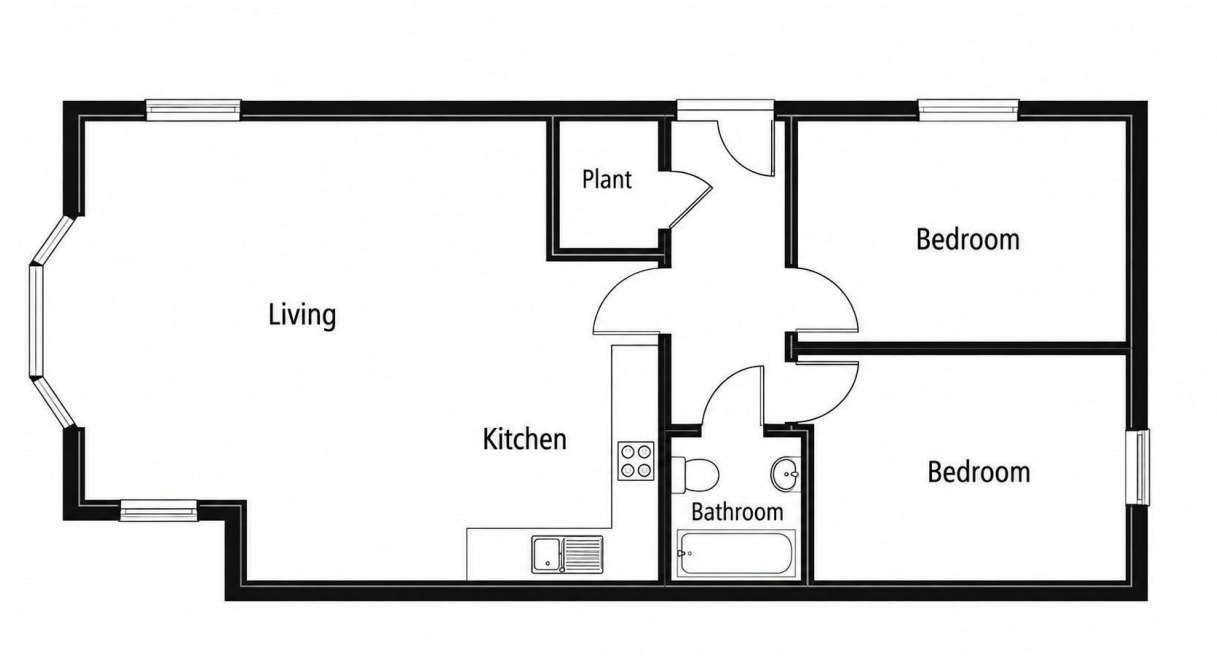
DATE DETAILS PREPARED.
12th October 2026.

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.

WHAT3WORDS
boots.cornering.outfitter

DEW AN KROWJI HIGH PARK, PROSPIDNICK, TR13 0RY
PRICE GUIDE £425,000



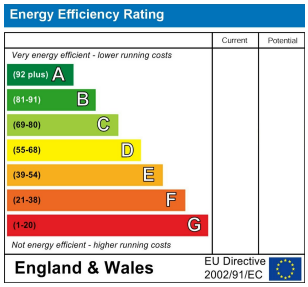
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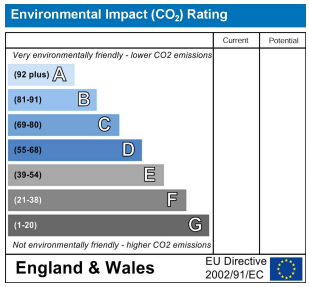




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