

4 Forth Vean, Godolphin Cross, TR13 9RH

£395,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Forth Vean

- SPACIOUS AND STYLISH THREE DOUBLE BEDROOM BUNGALOW
- OPEN PLAN LIVING SPACE PERFECT FOR ENTERTAINING OR FAMILY LIVING
- FABULOUS KITCHEN
- GARDENS, PATIO AND DECKING AREA
- GARAGE AND OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX D
- EPC D-60

Space, style and three genuine double bedrooms – this beautifully presented home offers far more than first meets the eye.

A standout feature is the generous contemporary kitchen with sleek handleless units, striking hexagonal tiling and a breakfast bar, with doors opening onto a composite decked terrace that creates a wonderful indoor–outdoor feel.

The bedrooms are all doubles and the stylish bathroom features a freestanding bath and separate walk-in shower.

Outside, the property enjoys ample parking, a garage with utility area and a lovely enclosed garden with lawn, patio seating areas and a large timber shed.

Set within a popular village with a well regarded primary school and fantastic countryside walks nearby.







LOCATION

Nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and the National Trust Estate home Godolphin House is the picturesque rural village of Godolphin Cross. Offering relativly easy access to both the North and South coasts as well as the popular fishing village of Porthleven. The larger village of Breage is just approximately two miles away providing every day facilities including a public house, post office, shop and a primary school.

Godolphin Cross itself offers its own primary school and a wonderful community with many community events taking place in the Chapel now acting as the village hub including a regular farmers' market, pop up pub, live music events and various classes such as Pilates. The location of this truly lovely property will be perfect for those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views.

The towns of Helston, Hayle and Penzance are within a fifteen to twenty minute drive of the property. The South Cornish coastline at Praa sands is approximately ten minutes away by car.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE VESTIBULE

With period style radiator, useful built-in storage and glazed oak door to

DINING AREA 12'1" x 9'7" (maximum measurnment) (3.68m x 2.92m (maximum measurnment))

With period style radiator, open plan to living area and hallway and door to the kitchen.

HALLWAY AREA

With a useful large cloaks cupboard and doors to various rooms.

LOUNGE 23'4" x 13'2" (7.11m x 4.01m)

A lovely light and spacious triple aspect room with a large picture window to the front and double doors to the rear garden, as well as two feature porthole style windows to the side. Period style radiator and a log burner set on a stone hearth and timber lintel over.

KITCHEN 17'9" x 9'8" (5.41m x 2.95m)

A fabulous spacious and stylish kitchen, being comprehensively fitted with contemporary pale grey handleless base and wall units, including two full height larder style cupboards and deep pan drawers. With butchers block style worksurfaces over, composite one and a half bowl sink and drainer with mixer tap, Fitted electric oven and hob with filter and light over and stylish hexagonal grey tiled splashback. Breakfast bar area, space and point for American style fridge/freezer. Period style radiator, two windows and door to the side accessing the decking area, perfect for summer dining.

MASTER BEDROOM 14'6" x 9'9" (4.42m x 2.97m)

A lovely spacious master bedroom with fitted carpet, radiator, window to the side and generous built-in wardrobes.

BEDROOM TWO 11'4" x 9'9" (3.45m x 2.97m)

With fitted carpet, radiator, window to the side and generous built-in wardrobes with sliding doors.

BEDROOM THREE 9'9" x 7'8" (2.97m x 2.34m)

Another double bedroom with fitted carpet, radiator and a window to the side.

BATHROOM 8'2" x 7'5" (minimum measurements) (2.49m x 2.26m (minimum measurements))

With slate effect tiled floor, feature free standing bath, walk-in shower cubicle with stylish grey brick style tiles and Mira Sport electric shower. Pedestal wash hand basin and low level w.c.. Period style vertical radiator, obscured window to the side, wall mounted mirror and mounted towel rail.

OUTSIDE

To the front of the property is a lawned garden area, bordered by established planting and a Cornish stone wall. There is a gravelled parking area, offering parking for two/three vehicles, with a path to the front door and gated pedestrian access to the side. To the side of the property is a composite decked area, accessed from both the lounge and the kitchen, ideal for summer dining. This leads onto the main garden area to the rear of the property. The gardens offer a lovely feeling of peace and seclusion, they are mainly laid to level lawned garden and offer a further deck and patio area offering a choice of seating areas. The gardens are fully enclosed, offering a safe area for children and pets, as well as a useful timber shed and a pedestrian access gateway leads to the driveway. To the side of the property there is a further area of lawned garden and low level hedging, as well as a driveway leading to the garage.

GARAGE 17'7" x 9'4" (5.36m x 2.84m)

With remote roller door, power and light, a window to the side and a utility area with a Grant oil fired boiler, space and plumbing for a washing machine and space and point for a tumble drier.

AGENTS NOTE

Plans have been drawn up for an extension to provide for a fourth bedroom and utility room and are available on request. These have not been submitted for planning our client understands that the extension would likely come under permitted development.

SERVICES

Mains water, electric, private drainage and oil fired central heating.













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/

COUNCIL TAX

Council Tax Band D.

ANTI-MONEY LAUNDERING

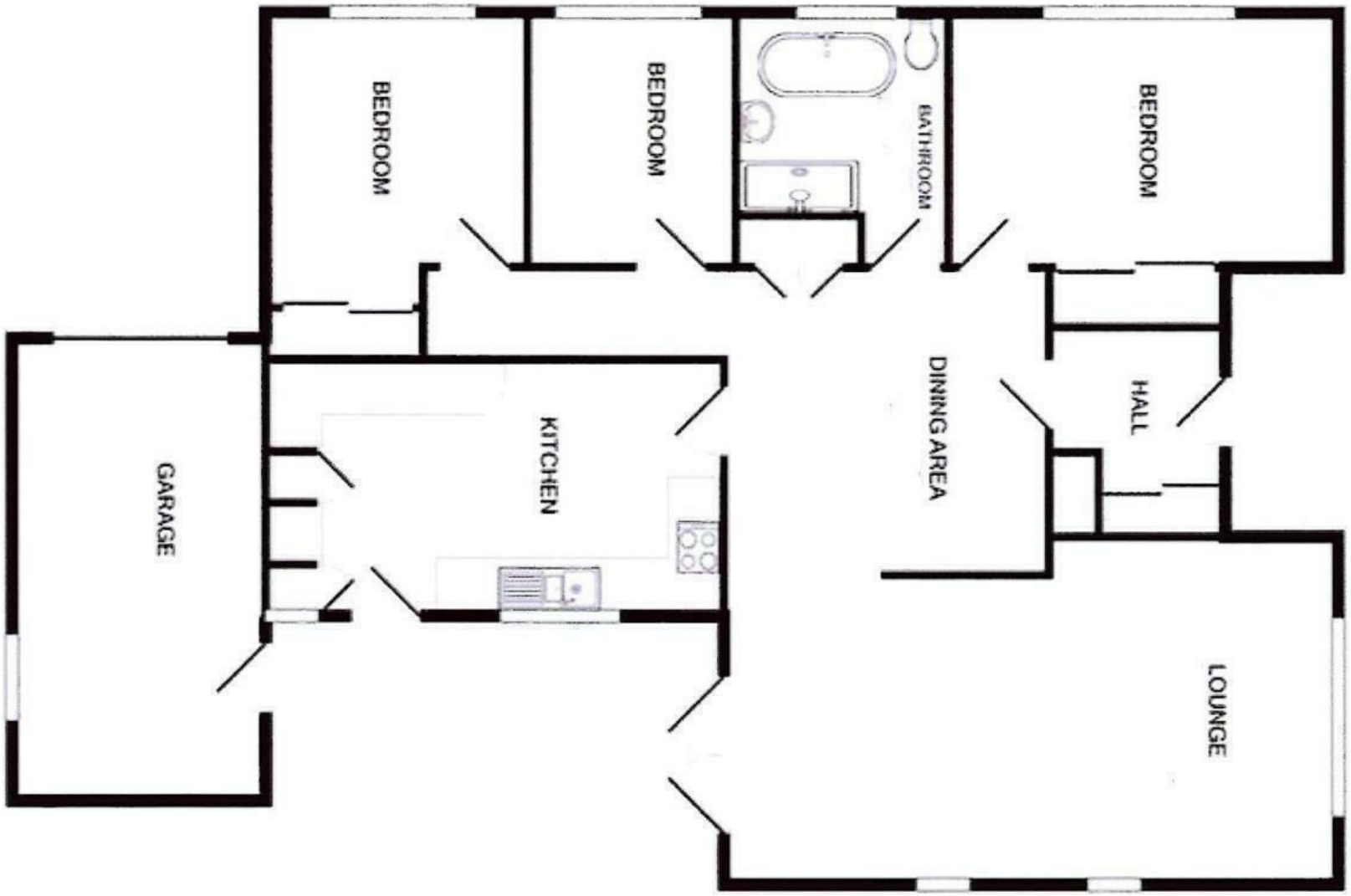
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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.

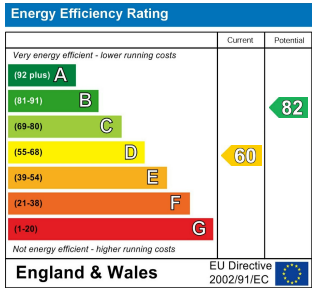
DATE DETAILS PREPARED.

19th February 2026.



PROUD GUILD MEMBER

THE GUILD PROPERTY PROFESSIONALS



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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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