

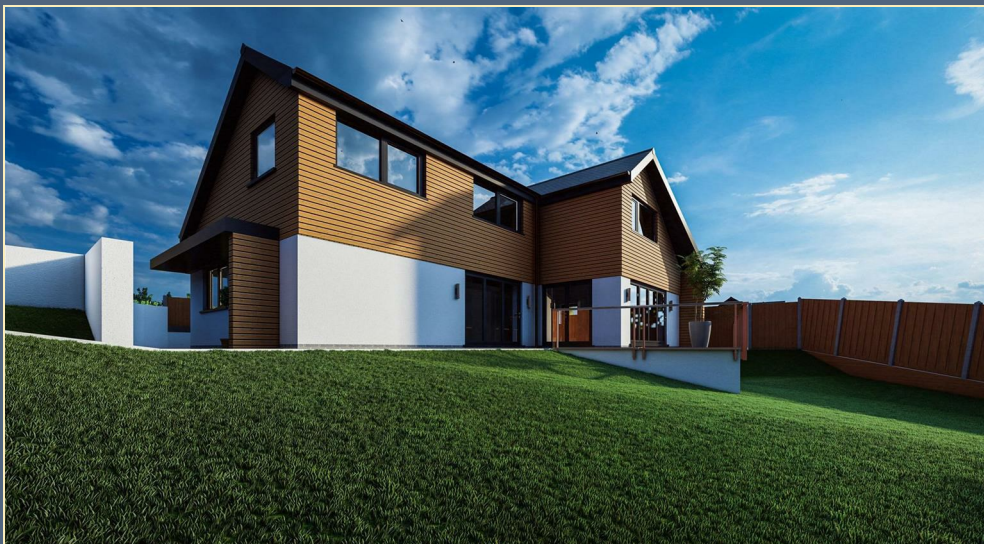
Penhallow



Bridge, Constantine, Nr Falmouth, TR11 5AL

Guide £625,000

An individual, brand new detached 3/4 bed roomed contemporary house, enjoying an elevated position in this pretty hamlet on the south-western outskirts of this well-served and highly regarded village, close to the Helford river and Falmouth.



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Distances

Constantine village shop – 600 yds; Constantine School – 0.5;
Polwheveral Creek – 1.5; Mawnan Smith – 4; Helford Passage
– 5; Falmouth 7: Truro - 14; Cornwall airport – 33
(All distances are approximate and in miles)

The location

Positioned within the pretty hamlet of Bridge, located on the south western outskirts of the highly sought-after and well served village of Constantine, whose excellent day-to-day amenities are within walking distance, including a church, doctors surgery, primary school, active village community hall, two convenience stores, public house, sports/social club and regular bus service to the nearby towns of Falmouth and Helston.

The sailing waters of the beautiful Helford River are easily accessible from nearby Port Navas, Helford Passage and Gweek, where a boatyard provides repair and laying-up facilities.

The port of Falmouth is approximately seven miles distant, the market town of Helston is approximately six miles and the cathedral city of Truro is within an approximate thirty minute drive, from where there is a main-line rail service to London (Paddington) - journey time approximately four and a half hours.

The property

- Individual detached new house
 - Beautifully well-proportioned and designed
 - Large open plan living room incorporating kitchen/diner with fitted appliances, timber worksurfaces and bifold doors opening to the terrace and garden
 - Separate sitting room / bedroom four
 - Utility room
 - Master en suite
 - Two further double bedrooms
 - Family bathroom with separate walk-in shower
 - 1530 sq ft
 - 10 year Warranty
- Outside
- Enclosed lawned garden
 - Full width terrace with access from open-plan living room
 - Private off-road parking

Tenure, services and general information

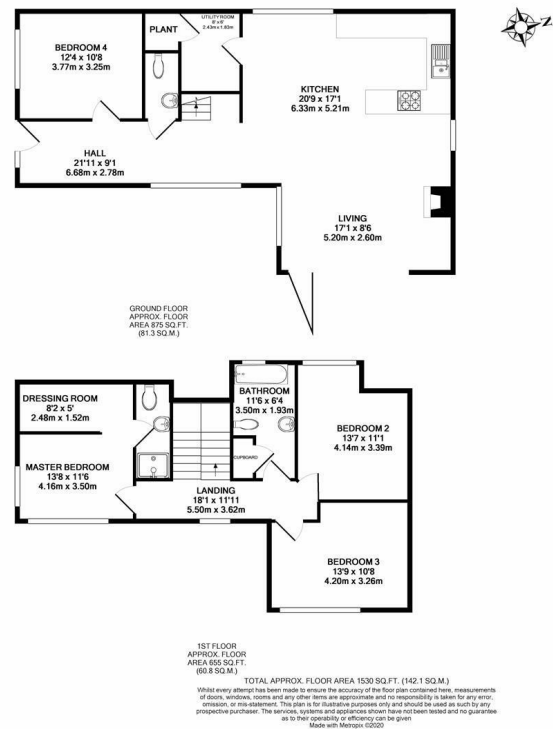
Freehold. Council Tax: T.B.C Mains electricity and water, private drainage and air source heating. Superfast Broadband is available in the postcode.

Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



Floor Plan



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