



# LASKOWSKI & Co

ESTATE AGENTS



**Helston Water, 4 miles from Truro** **£489,500**

Occupying an idyllic, peaceful, rural setting, surrounded by unspoilt countryside in the ownership of the Tregothnan Estate, yet only 4 miles from the centre of the cathedral city of Truro, a picturesque, detached, highly charming cottage, providing exquisitely presented 4-bedroomed accommodation of much character and quality, set in delightful, sunny, private gardens of approximately 1/3 of an acre with tree-lined driveway approach, double car port and ample additional parking. A short drive from the neighbouring villages of Carnon Downs and Perranwell Station, the property is beautifully presented throughout and retains much character with beamed ceilings and traditional casement windows, some with shutters and window seats overlooking the gardens. Fittings are of an exceptional standard throughout including a bespoke kitchen by Out of Wood with Neff and Siemens appliances, Vernon Tutbury sanitary ware and a comprehensive central heating system complemented by under-floor heating to the ground floor. The charming accommodation comprises: traditional gabled entrance porch, superb 2-level, double aspect, kitchen and dining room, utility room, ground floor cloakroom, delightful 2-level living room with study/snug and sitting area with glass-fronted log-burner, spacious landing, 4 well proportioned bedrooms and attractively reappointed bathroom/WC. The gardens are completely surrounded by unspoilt countryside, are well enclosed, providing much privacy and shelter, and include lawns, mature shrub borders and lovely, sunny, sitting-out terraces, including a charming summerhouse with verandah. In addition to a wisteria-clad double car port there is ample additional parking together with 2 useful stores. **An early viewing is unhesitatingly recommended.**

Sole Agents Freehold



**Falmouth** **£320,000**

**Falmouth** **£289,950**

A most deceptive detached bungalow, extended, remodelled and refitted in recent years, now impeccably presented with unexpectedly spacious 3 double (formerly 4) bedroomed accommodation with en-suite facilities, 24' double aspect living room, standing on a corner plot with equally impressive and extremely private rear and side gardens, with the added benefit of a large conservatory, driveway parking for 4/5 vehicles and a garage with attached 'studio'. Deep entrance hall, large living room, modern fitted kitchen with extensive worksurfaces and units, 18' main bedroom with dressing area, adjacent to a 2nd double bedroom and family bathroom, rear hallway to the guest bedroom with en-suite shower room, spacious conservatory. Garage and workshop 'studio' behind with door from the garden, driveway parking with additional brick forecourt parking, highly private and good sized rear and side gardens.

Sole Agents Freehold

On popular Kimberley Park Road, just a short walk from The Moor, town centre and harbourside, a well proportioned semi-detached house providing versatile 3/4-bedroomed accommodation, with gardens to front and rear and the additional benefit of off-road parking for 2 vehicles. Entrance hall, lounge, dining room, kitchen/breakfast room, 4 first floor bedrooms, bathroom, separate WC, part converted loft area. Gas central heating, gardens and parking. An ideal family home or investment proposition.

Sole Agents Freehold



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