



4 Shaws Reach Wheal Vyvyan, Constantine

Guide Price £265,000



Heather & Lay
The local property experts



- Two Bedroom, Semi Detached House
- Open-plan Kitchen/Dining/Living Space
- Located in the Heart of Constantine
- Private, Mature Garden
- Well-Presented
- Off-road Parking for 2-3 Cars
- Solar Panels
- Fibre Broadband

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

SERVICES: Mains electricity, water & drainage

THE LOCATION

Situated close to the centre of Constantine village, just a few minutes from the pub and shops, yet without passing traffic and road noise. Constantine is a thriving and popular village with an active community and great everyday facilities which include a well-regarded primary school, two village stores, one specialising in wine and spirits, a hair salon, a church, together with two village pubs - The Queens Arms and the excellent nearby Trengilly Wartha Inn, as well a doctors' surgery. The village is a sociable place too, with a monthly farmer's market, numerous societies and clubs and an increasingly popular community centre called The Tolmen Centre offering a variety of events. The village is rural and unspoilt, lying within easy reach of Port Navas creek as well as being on a daily bus route to Falmouth harbour and Helston market town (approximately 6 miles each).

THE PROPERTY

Tucked away at the end of a quiet road within a small development, 4 Shaws Reach is a modern, semi-detached two-bedroom home offering a superb balance of comfort and practicality. The front of the property features a pretty, pitched porch and off-street tandem parking for 2–3 cars. Inside, you're welcomed into a bright and spacious open-plan living area that creates a wonderful sense of space and sociability. The well-equipped kitchen provides generous worktop space and integrated appliances, while French doors at the rear open onto a beautifully mature and well-stocked garden—complete with a useful side area for storage or future potential. Upstairs, the master bedroom enjoys peaceful views of greenery, accompanied by a second bedroom and a well-presented bathroom. Additional benefits include UPVC double glazing throughout, solar panels on the roof, and a high EPC rating, making this home both energy-efficient and low-maintenance.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Composite front door leading to....

HALLWAY

Wooden door to downstairs W/C. Engineered wood flooring. Archway leading to.....

KITCHEN/DINING/LIVING SPACE

Two double glazed UPVC windows to front aspect above the kitchen. UPVC French doors leading to the garden with UPVC double glazed window to the rear. Modern, white eye and base level units with laminate worktop. One and a half bowl ceramic sink with swan neck chrome tap. Electric oven with induction hob and extractor above. Built-in fridge with separate freezer, washer/dryer and dishwasher. Tiled splash back. Under stairs storage cupboard. Engineered wood flooring. Fibre broadband point. Two electric radiators. Fusebox and electricity meter. TV points. Staircase rising to the first floor.

CLOAKROOM/WC

UPVC obscure double glazed window. WC. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Mirror above with light and shaver point. Extractor. Heated towel radiator.





LANDING

UPVC double glazed window to side aspect. Loft access. Electric radiator. Doors to bedroom two, bathroom and....

BEDROOM ONE

UPVC double glazed window to rear aspect with greenery views. Electric radiator.

BEDROOM TWO

Double glazed window to front aspect. Electric radiator. Stair box.

BATHROOM

Three piece white suite comprising WC, hand wash basin with cupboard below, chrome mixer tap and electric mirror above. Bath with glass screen and electric shower. Heated towel radiator. Tiled wet areas and flooring. Light tunnel providing natural light to the bathroom.

OUTSIDE

FRONT

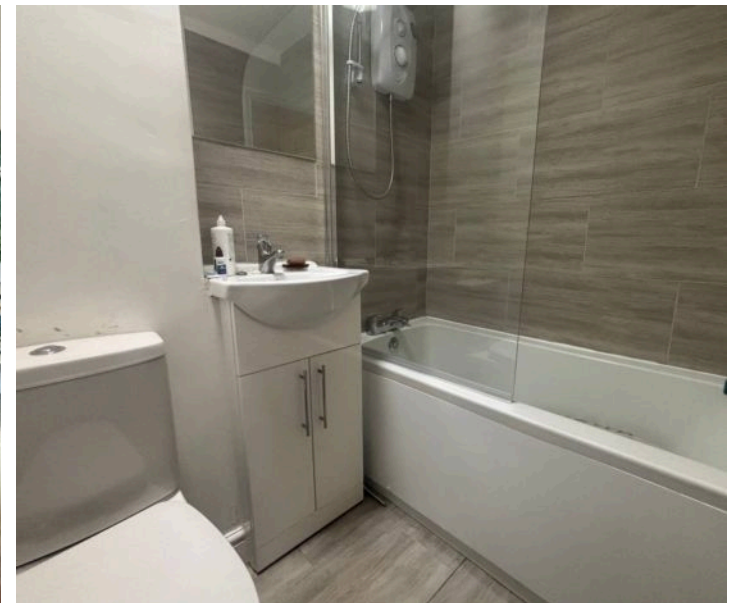
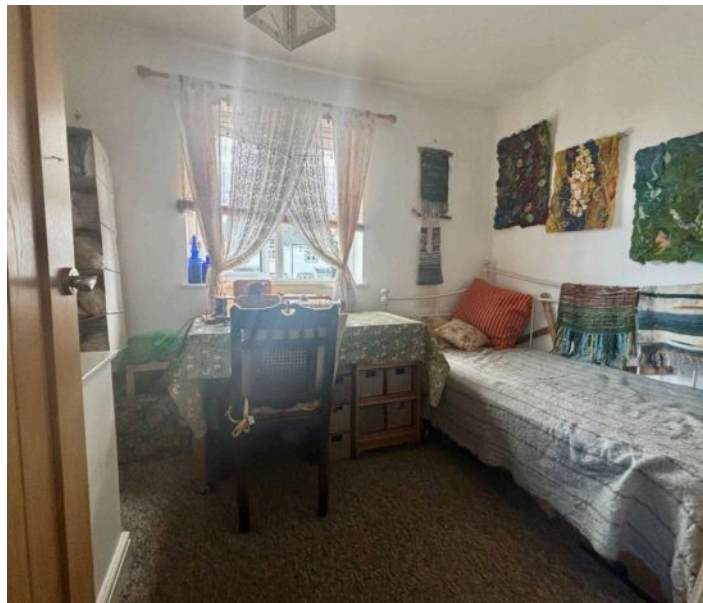
Wooden fence with established shrubbery and plants surrounding the parking area. A pitched porch with trellis detailing on the front wall completes the attractive entrance.

REAR

Step outside into a very mature and beautifully maintained rear garden, featuring a rich variety of plants, shrubs, and flowers and a central gravel area, ideal for relaxing or outdoor entertaining. The garden is fully enclosed with quality fencing, offering a safe and private space perfect for children or pets. Wooden side gate leading to a paved side passage - ideal for storage, bins, or bikes with a secondary gate providing access to the front. Outdoor power sockets, tap and lighting.

OFF STREET PARKING

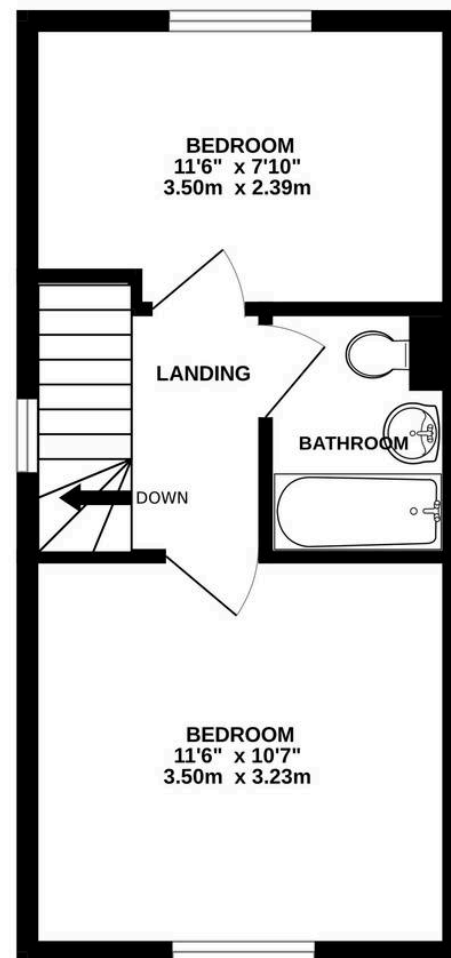
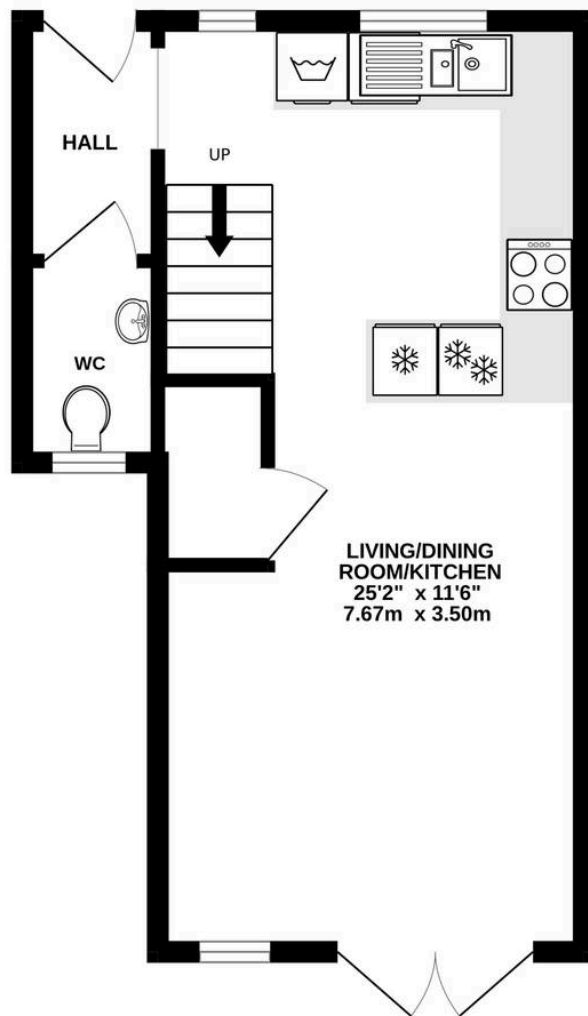
Off-road parking in tandem for 2-3 cars.





GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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