



Groewood Bowling Green, Constantine

Guide Price £465,000



Heather & Lay
The local property experts

- Fine, quality, individual detached bungalow
- Built by local respected Trethowan builders in 1965
- 3 Double bedrooms, with main en suite
- Glorious, richly stocked 160' x 60' South facing landscaped garden
- Generous driveway with single garage
- 22' triple aspect sitting room
- Conservatory & sunroom
- Excellent cellar/workshop
- Prominent position with far reaching views
- First time available for sale in 38 years!

THE PROPERTY

We are delighted to be selling this prominent detached bungalow, constructed by respected Trethowan builders, who have themselves resided in Constantine for many years and generations.

Groveswood has been a much loved home, its current owner living here for 38 years and now with advancing years, has a desire to be nearer family. There is a quality at Groveswood, both in and outside, where the property faces South and sits in a delightful, large and enclosed garden, measuring about 160' (48.77) deep x 60' (18.29m). All is beautifully presented and landscaped, with much granite evident, having evolved and been richly stocked with dozens of choice azalea, camelia and rhododendron. The bungalow is spacious and light and bright within, providing three double bedroom accommodation, one with an en suite. There is also some flexibility and scope for self containment within, if desired, where one bedroom is reached from an inner hallway and has an adjacent conservatory/sitting room and a bathroom/WC. The triple aspect 22' (6.71m) living room is a lovely space and several rooms have fine views, overlooking the garden to countryside and Goonhilly in the distance. Twin posts and gates lead onto a tarmac drive to park several cars. There is a garage and so good to have a dry cellar/workshop with reasonable head height and which contains the oil-fired boiler. This is a super village home of some standing, which we unhesitatingly recommend.





THE LOCATION

Constantine is a popular village and community about five miles Southwest of Falmouth harbour town and just two miles from Port Navas creek and the Helford River. Bowling Green is a particularly sought-after part of the village, from where there's an uplifting valley walk down to Polwhaverall and Polpenwith creeks and Scott's Quay. The village has excellent local facilities including an Ofsted 'Good' rated primary school, the Norman Church of England church, well stocked Constantine store and a Spar shop. Perhaps Constantine's 'mecca' is the wonderful Tolmen centre with its theatre and cafe and varied calendar of events. Constantine is a great place to live and Grovewood presents an exciting chance with its many attributes.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the driveway, gentle steps up to obscure double glazed door.

SUN ROOM

10' 3" x 8' 3" (3.12m x 2.52m)

Block built with sliding UPVC double glazed corner picture windows, facing South, overlooking the garden to rolling valley and countryside with views towards Goonhilly in the distance. Radiator. Obscure glazed door to....

HALLWAY

'L' shaped. Several built-in cupboards including an airing cupboard with hot water tank and immersion. White panel doors to bedrooms one and two, living/dining room, kitchen and family bathroom. Obscure glazed door to inner hallway. Radiator. Access to loft space.

SITTING/DINING ROOM

22' 2" x 11' 0" (6.76m x 3.35m)

A fine triple aspect room overlooking the garden and with a super picture window facing South, to the garden and towards valley and rolling countryside. Open fireplace with tile hearth and timber mantle, side extension for A/V equipment. Shelved recesses. Two radiators.







KITCHEN/BREAKFAST ROOM

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed window to front, overlooking the garden to rolling valley views. Cream fitted units at base and eye level with roll top work surfaces and inset one and a half bowl sink and drainer with mixer tap. Peninsula breakfast bar. Oil-fired Rayburn Royal stove used for cooking, hot water and heating via radiators in the entrance hallway and bathroom. Space and plumbing for washing machine. Space for under counter fridge/freezer. Chest height 'Zanussi' oven, grill and electric hob. Tile splashback.

BEDROOM ONE

19' 4" (5.89m) x 11' 10" (3.61m) reducing to 9' (2.74m) A super flexible room large enough as a bed/sitting room and with a great view South overlooking the garden and valley towards Goonhilly. Radiator. Hand basin with cupboard beneath. Built-in curtained wardrobe and shelved storage space.

BEDROOM TWO

10' 10" x 10' (3.3m x 3.05m) to face of mirror fronted wardrobe and cupboard space with chest of drawers. Double glazed window to rear. Radiator.

BATHROOM

White three piece suite comprising panel bath with electric shower over, rail and curtain, hand basin and dual flush WC. Radiator and chrome heated radiator/towel rail (fed from the Rayburn). Obscure double glazed window to rear.

INNER HALLWAY

From the main hallway an obscure glazed door to a flexible area of accommodation with inner hallway 7' 7" x 5' 10" (2.31m x 1.78m), previously used as a kitchenette to the adjacent en suite bedroom and its conservatory/living room. Cupboards and worktop. Obscure double glazed door to rear entrance. Panel door to....



BEDROOM THREE

12' 7" x 9' 6" (3.84m x 2.90m)

Double glazed window to rear. Radiator. UPVC door into conservatory, sliding door to...

EN SUITE BATHROOM

9' 5" x 4' 2" (2.87m x 1.27m)

Obscure double glazed window to side. White three piece suite comprising panel bath with electric shower over. Hand basin and dual flush WC. Radiator. Ceramic floor and majority wall tiling.

CONSERVATORY/SITTING ROOM

9' 0" x 9' 0" (2.74m x 2.74m)

A super garden room with a polycarbonate monopitch double glazed roof, floor to ceiling UPVC double glazed windows with pleasing outlook and a door out to the garden. Wall mounted Dimplex heater. Wall lights.

GARDEN

There is a remarkable quality evident here with landscaping and planting carried out by a knowledgeable gardener where so many choice shrubs have been planted and nurtured with literally dozens of rhododendron, azalea and camellia all around. Oil tank, water butt and outside tap.

The garden and plot is rectangular in shape measuring a very healthy, approximate 160' (48.77m) deep x over 60' (18.29m) wide. The garden is fully enclosed by stone walling, stout timber fencing and shrubbery. Nicely screened from the Lane by a lonicera hedge. Post and twin gates from Bowling Green, onto a generous tarmac drive to park several cars with area to turn.

The driveway gives access to a

GARAGE 15' 5" x 8' 7" (4.7m x 2.62m) Timber and block built with concrete floor. Double door opening. Window to rear. Monopitch corrugated roof.









Either side of the entrance are raised areas of garden one full of rhododendron, camellia and azalea, the other beside the garage an azalea and herb garden with a plum tree.

To the front is an expanse of lawn with bed containing a circular granite planter 4' (1.22m) across, the lawn interspersed with palms and cherry blossom. Beds and borders are granite edged and with paths all around.

To the rear is a timber decked terrace, lawn and soft fruit and strawberry patch.

SUMMER HOUSE 8' x 6' (2.44m x 1.83m)

CELLAR 22' x 11' (6.71m x 3.35m) overall. Majority with 5' 10" (1.78m) head height. Power and light. Grant oil-fired boiler fuelling radiator central heating and hot water supply. Workbench. An invaluable storage space!

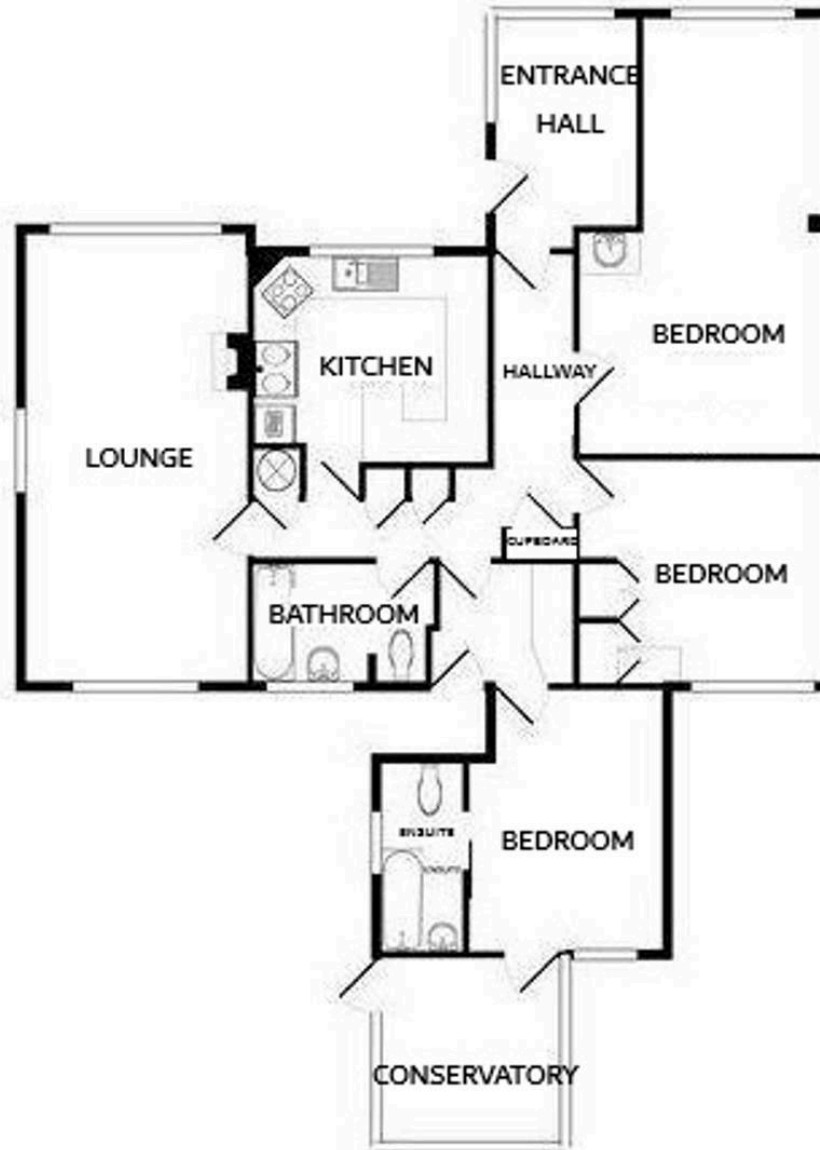
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, water & drainage. Oil-fired central heating.

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £52 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 listed and no guarantee as to their operability or efficiency can be given.
 Made with Metroxx ©2019



Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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.



Heather & Lay
The local property experts