

TOM WILLS

TOM WILLS
PERSONAL PROPERTY AGENTS

4 Trebarvah Lane

Constantine, Falmouth, TR11 5FB

£379,000

4 2 2 D

4 Trebarvah Lane

Constantine, Falmouth, TR11 5FB

EXCEPTIONAL VALUE MODERN DETACHED HOUSE. Spacious modern detached four-bedroom family home with an integral garage, air source heating and driveway parking, situated at the end of a small and quiet cul-de-sac within easy walking distance of the village centre and local amenities.

- Exceptional value detached family home with flexible four-bedroom accommodation
- Quiet cul-de-sac position within easy walking distance of Constantine village centre
- Stylish refitted kitchen (2024) with resin worktops, integral dishwasher and Smeg induction range cooker
- Air source heating system with underfloor heating throughout the ground floor
- Wood-burning stove installed by Wendron Stoves creating a cosy focal point to the living space
- Timber double glazing and replacement composite front door
- Integral garage with roller door plus driveway parking
- Sunny, secure and low-maintenance rear garden enjoying evening sunshine
- Excellent access to countryside walks, with Polwheveral Creek and Scotts Quay on the Helford River within walking distance
- Convenient location close to village amenities, schools, regular bus services, community facilities and just 10 minutes from the A394 linking Falmouth and Helston

























THE PROPERTY

A spacious and well-presented detached family home offering versatile and well-proportioned accommodation throughout. The ground floor comprises an entrance hallway leading to a superb open-plan family living space incorporating the sitting room, dining area and kitchen, creating an ideal environment for modern family life and entertaining. The stylish refitted kitchen, installed in 2024, features resin work surfaces, an integral dishwasher and a large Smeg induction range cooker. There is also a useful study which could serve as a fourth bedroom, together with a cloakroom/WC. On the first floor are three further bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom.

The property benefits from timber double glazing, a replacement composite front door, an air source heating system with underfloor heating throughout the ground floor, and a pressurised hot water system. A wood-burning stove, supplied and installed by Wendron Stoves, provides a focal point within the living area. The integral garage is fitted with a roller door and also benefits from internal access from the kitchen. Outside, the rear garden enjoys a sunny and secure aspect, designed for ease of maintenance and particularly well positioned to capture the evening sun. To the front, a driveway provides off-road parking and access to the garage.

THE LOCATION

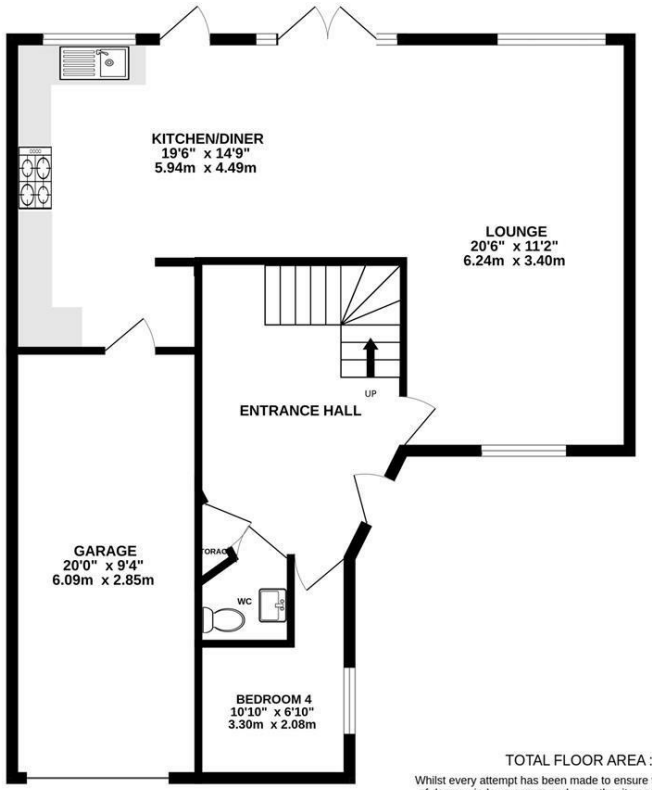
The property occupies a particularly pleasant position at the end of a small cul-de-sac on Trebarvah Lane, enjoying a peaceful setting whilst remaining within a short walk of the centre of Constantine village. Local amenities include a well-stocked Spar store, general store with extensive off-licence, doctor's surgery with dispensary, public house, village church, football and social club, cricket club, fitness groups, Brownies and Guides, together with the popular Tolmen Centre which hosts a variety of shows, events and community activities throughout the year. The village also benefits from a regular bus service and a popular monthly farmers' market. Constantine Primary School and Nursery are conveniently nearby, while a footpath opposite the property provides direct access to the surrounding countryside.

The area is renowned for its excellent lifestyle opportunities, with the highly regarded Potager Garden and Slice restaurant both close at hand. Beautiful walks lead to the Helford River, with Polwheveral Creek approximately 30 minutes away on foot and Scotts Quay around a 45-minute walk. Despite its rural setting, the property remains highly accessible, being approximately 10 minutes' drive from the A394 which provides convenient links between Helston and Falmouth. The location successfully combines village convenience with easy access to the surrounding countryside, coastline and creeks of the Helford area.

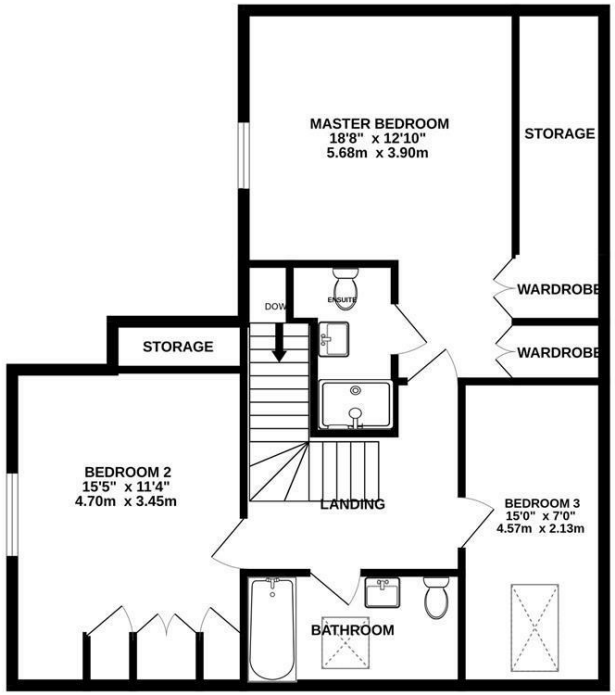
NOTE - Since the production of the EPC - rated 56 (D), our client's have installed an air-source heat pump replacing the previous LPG Gas boiler. Therefore the rating will have improved.

ADDITIONAL INFORMATION
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Air-source central heating.We understand our client's own the private access road with the other properties required to make contributions to the upkeep, when required. Council Tax - Band D. Possession - Vacant possession upon completion. VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.

GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.

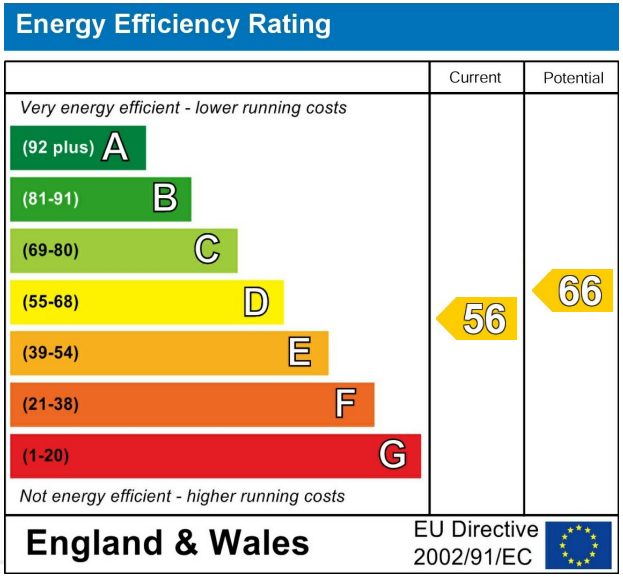


TOTAL FLOOR AREA : 1765sq.ft. (164.0 sq.m.) approx.

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.
Made with Metropix ©2026



Energy Efficiency Graph



Viewing Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk