

FOR SALE

Offers In Excess Of - £485,000 Freehold



Estate Agents

Lewis Haughton

**Pastan, Tregonning Road,
Stithians, Truro, Cornwall. TR3
7FG**

ABOUT THE PROPERTY

Located in the rural village of Stithians, Pastan is a delightful, detached dormer property situated in an elevated position occupying a generous size plot with landscaped gardens being well-stocked with a good variety of borders and shrubs. Approached via double gates the driveway offers ample parking facilities for several vehicles as well as access to a single garage and additional gravelled parking bay adjacent. Internally, the spacious accommodation benefits from double glazed windows complemented by an oil fired central heating system. The property comprises of an entrance sunroom with inner hallway leading to two bedrooms - master ensuite, family bathroom, generous lounge/diner, study/occasional bedroom four, utility room and a good size fitted kitchen with built-in double oven.

LOCATION

Stithians is a beautiful rural village bounded by Redruth, Helston and Falmouth. The village is renowned for its one day agricultural show believed to be the largest one-day event in the UK of it's type with good local amenities represented within the area including a local village store, village pub, and the nearby Stithians reservoir which is popular for watersports and birdwatching. The nearby maritime town of Falmouth is approximately 15 minute driving distance away offering a good range of independent shops sat alongside some of the more recognisable high street brands. Within the town are a variety of art galleries, restaurants catering for many tastes and of course three popular beaches. The Cathedral City of Truro is again within a reasonable travelling distance this being the main centre in Cornwall for business and commerce and as you would expect from a rural community there is a good range of interesting nearby walks.

FEATURES

- A spacious detached dormer bungalow located on a generous plot
- Located in a favoured position within the village
- Three/four bedrooms (bedroom four - study/occasional bedroom)
- Fitted kitchen and separate utility room
- Spacious lounge/diner with feature woodburner
- First floor bedroom with balcony off enjoying delightful rural outlook
- Ample parking facilities for several vehicles along with a single garage
- Landscaped gardens being well stocked with a variety of mature shrubs and sitting areas
- COUNCIL TAX BAND - D
- EPC - E



ROOM DESCRIPTIONS

ENTRANCE SUNROOM

Double glazed door to exterior, double glazed windows to the front and side elevations, part exposed brickwork, double glazed doors giving access to:

HALLWAY

Radiator, doorway with staircase to the first floor.

LOUNGE DINER

12' 7" (3.84m) decreasing to 10' 5" x 23' 6" (3.17m x 7.16m) Double glazed window to front elevation. Feature woodburner set in a slate recess with chimney and wood surround, three radiators, double doors to:

KITCHEN

22' 10" x 8' 5" (6.96m x 2.57m) Double glazed window to side and front elevations, one and a quarter stainless steel sink unit with mixer tap, a good range of base and wall mounted storage cupboards, a range of work surfaces, double oven, hob, stainless steel extractor hood, plumbing for dishwasher, uPVC stable door to exterior, radiator, velux window. Double doors giving access to lounge.

BEDROOM ONE

13' 0" x 12' 3" (3.96m x 3.73m) Bay double glazed window to front elevation, radiator, built-in wardrobes and additional bedroom furniture.

ENSUITE

6' 7" x 4' 9" (2.01m x 1.45m) Vanity wash hand basin with double cupboard under and mirror over, close coupled WC, shower cubicle, tiled floor and tiled walls, heated towel rail, extractor fan.

BEDROOM TWO

7' 0" (2.13m) extending to 11' 3" x 7' 8" (3.43m x 2.34m) Double glazed window to rear elevation, radiator.

BATHROOM

Double glazed window to rear elevation. A modern white suite comprising close coupled WC, handgrip bath with shower over and shower screen. Pedestal wash hand basin tiled floor, radiator, part tiled walls.

STUDY/OCCASSIONAL BEDROOM FOUR

6' 11" x 10' 8" (2.11m x 3.25m) Double glazed window to side elevation, radiator

UTILITY ROOM

7' 0" x 5' 7" (2.13m x 1.70m) Double glazed window and door to exterior. Plumbing for washing machine.

INNER LOBBY

Understairs storage cupboard with stairs giving access to the first floor.



ROOM DESCRIPTIONS

BEDROOM THREE

17' 0" x 9' 9" (5.18m x 2.97m) Double glazed sliding door giving access out onto the balcony enjoying delightful rural views over the surrounding countryside. Within the bedroom are a variety of built-in storage cupboards into the eaves along with a wardrobe.

EXTERIOR

The property is approached by a double gates and a tarmacadam driveway offering ample parking facilities for many vehicles along with access to the:

SINGLE GARAGE

20' 5" x 11' 0" (6.22m x 3.35m) With single up and over door electric light and power points connected with workbench to the rear.

Adjacent to the garage is an additional gravelled parking bay for another vehicle.

GARDENS

The garden to the front has a large, raised lawn with fencing and steps up to the front door of the property with paved patio extending to the other side. The side garden has been thoughtfully landscaped with archway and paved pathway having raised borders to the side leading to a clothes drying area. A step down gives access to an area of lawn with further raised beds and a feature ornate pond and a sitting area with steps ascending to a large patio ideal for entertaining. From the lower lawn access leads down to a further lawned garden with gravel pathway and access to a greenhouse. To the rear of the property is an additional paved patio with external oil fired boiler and stonewalling and fencing, oil tank, two useful outbuildings, water tap and gateway giving access via the side the property to the front. The property would be an ideal purchase for those looking for a spacious property with delightful well established gardens.



AGENTS NOTE

SERVICES: The following services are available at the property however we have not verified connection, mains electricity, mains metered water, mains drainage, oil tank, broadband/telephone subject to tariffs and regulations.

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

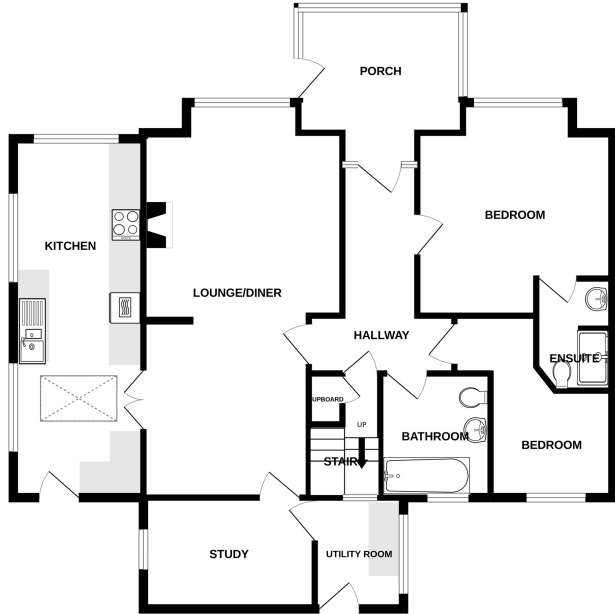




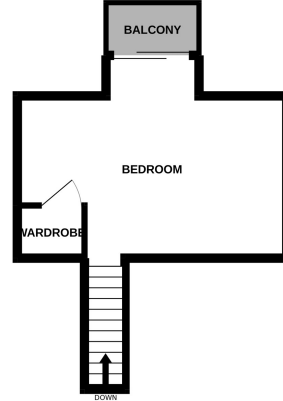


FLOORPLAN

GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	