





PROPERTY DESCRIPTION

We are incredibly pleased to have been chosen to market this truly immaculate period home. The property has been comprehensively updated and improved by the current owner to an incredibly high standard. What the owner has created is truly special, It can only be described as a 'one off opportunity' for any buyer and really is a property not to be missed.

The extensive works carried out in the last two years include a total re-modelling of the interior space, a new roof, rewiring, new double glazing, new gas central heating with zoned underfloor heating throughout the ground floor and period style column radiators throughout the first floor. There are oak internal doors throughout whilst the property also benefits from a new kitchen, bathroom and cloakroom. These works now provide any buyer all the creature comforts of a modern home wrapped in a very attractive and appealing period exterior.

As you approach the property initially, you can immediately see the high standard of finish that has been obtained. As you pass through the entrance vestibule you are immediately greeted by a full depth living/dining room that is spacious and light whilst also maintaining a character feel. This main reception room has focal point clean burn 'Henley' bio fuel stove and bi-folding doors that lead out to the south facing terrace and gardens. The kitchen has been fitted with a range of Grey Shaker style units with solid oak working surfaces over and a comprehensive range of integrated appliances. The ground floor also provides a newly fitted cloakroom/w.c.

The first floor continues the spacious high quality feel. A half turn staircase with balustrading and oak handrail ascends from the kitchen to the landing area. The landing is spacious with a large double glazed window set to the rear and provides access via oak doors to the bedrooms and bathroom. The three bedrooms are all of a larger than average size for a property of this type, the two larger rooms being very generous double bedrooms. The main bedroom being a particularly attractive double room with two windows to the front with period column radiators under each. The main bathroom has also been finished to a very high standard and comprises a modern white suite with quality fittings.

Externally the property has the benefit of a double width drive to the front, this having being recently re-laid to tarmac with attractive granite edging stones. The rear garden adds that extra element to the property, it is ideally situated facing south and enjoys a majority of the days sunshine. The garden is enclosed to either side, walled to the rear and enjoys a great deal of privacy. There is also a small outbuilding set within the rear garden, this could possibly provide a small home office space if required. The property will also benefit from a full width paved terrace that is accessed via the bi folding doors from the living room.

It is not very often that we see properties finished to such a high standard, it is also incredibly rare to have an opportunity to purchase such a property.





ROOM DESCRIPTIONS

Entrance Vestibule

Double glazed door to the front, oak effect flooring, recessed LED ceiling spotlights, brushed aluminium sockets, wall mounted consumer unit, oak panel door leading through to the open plan living room/ dining room.

Open Plan Living Room/Dining Room

4.11m x 7.13m (13' 6" x 23' 5") A stunning light and airy full depth living space that opens to the rear gardens, this lovely reception space benefitting from zoned under floor heating.

Living Area:

With oak panel door from the entrance vestibule, focal point fireplace with inset Henley clean burn bio fuel stove set on polished granite hearth with exposed granite lintel over and recesses to either side, bi-fold double glazed doors to the rear that open to the garden and patio area, oak effect flooring throughout, recessed LED ceiling spotlights, brushed aluminium sockets and switches, oak panel door through to the kitchen breakfast room, open access to the dining area.

Dining Area:

Double glazed sash style window to the front, focal point chimney breast with polished granite hearth set within recess and exposed granite lintel over, space for dining table, continuation of oak effect flooring, recessed LED ceiling spotlights,.

Kitchen/Breakfast Room

3.58m x 4.70m (11' 9" x 15' 5") The kitchen is set to the rear of the property and also benefits from zoned underfloor heating.

Oak panel door from the living room. The kitchen has been fitted with a comprehensive range of grey shaker style floor, wall and drawer units with solid oak worktops over and matching oak upstands, underlighting to wall units, fitted stainless steel oven with induction hob over and gloss black cooker hood above, integrated appliances including a dishwasher, washing machine, tumble dryer and fridge freezer, inset ceramic one and half bowl sink with mixer tap over, oak effect flooring throughout, double glazed window to the rear, recessed LED ceiling spotlights, brushed aluminium sockets and switches, half turn stairs that ascend to the first floor landing with balustrading and oak handrail, door to under stairs cupboard, this housing the gas boiler and Heatmiser control unit for the heating, additional oak panel door from the kitchen to the ground floor cloakroom/w.c.

Ground Floor Cloakroom/W.C

The cloakroom also benefits from the zoned underfloor heating. Oak panel door from the kitchen. The cloakroom has been newly fitted with a white suite that comprises a vanity wash hand basin with cupboard under, low level w.c, tiled flooring, recessed LED ceiling spotlights, extractor fan.

Landing

A very spacious landing area that is set towards the rear of the property. Half turn stairs that ascend from the kitchen breakfast room with balustrading and oak handrail, brushed aluminium sockets and switches, recessed LED ceiling spotlights, oak panel doors leading off to the bedrooms and bathroom.

Bedroom One

3.20m x 3.89m (10' 6" x 12' 9") A very spacious main double bedroom that is situated at the front of the property. Oak panel door from the landing, two double glazed sash style windows with oak sills under, these windows being set within angled recesses to the front and both having period style column radiators under, recessed LED ceiling spotlights, brushed aluminium sockets and switches.

Bedroom Two

3.38m x 3.96m (11' 1" x 13' 0") A second spacious double bedroom, this time sitting to the rear of the property and overlooking the garden. Oak panel door from the landing, double glazed window to the rear with slate and timber sill under, period style column radiator, brushed aluminium sockets and switches, recessed LED ceiling spotlights.

Bedroom Three

1.93m x 2.97m (6' 4" x 9' 9") A good sized third bedroom that is set to the rear of the house. Oak panel door from the landing, double glazed window to the rear with oak sill under, period style column radiator, brushed aluminium sockets and switches, recessed LED ceiling spotlights.

Bathroom

Oak panel door from the landing. The bathroom comprises a modern white suite of a panel bath with matt black mixer shower over with additional rain shower fitting over, folding glazed shower screen and tiled surrounds, vanity wash hand basin with matt black column mixer tap over, wall mounted mirror with inset LED lighting, low level w.c, matt black heated towel rail, recessed LED spotlights, tiled flooring, extractor fan.

Gardens

The south facing rear gardens are larger than the average size for a property of this type, they are fully enclosed by a mixture of fencing and walling and afford the property a good degree of privacy.

At the rear of the property there will be a newly laid full width terrace, this terrace provides access to the stone outbuilding that could potentially provide space for a home office if required. The terrace to the rear will be edged with timber sleepers and lead out to the main area of garden. This garden area is larger than average and provides any buyer the opportunity to create their own garden space.

Parking

The property has the added advantage of a double width tarmac driveway set to the front. The driveway has been recently resurfaced and provides parking for two cars.

Additional Information

Tenure - Freehold.

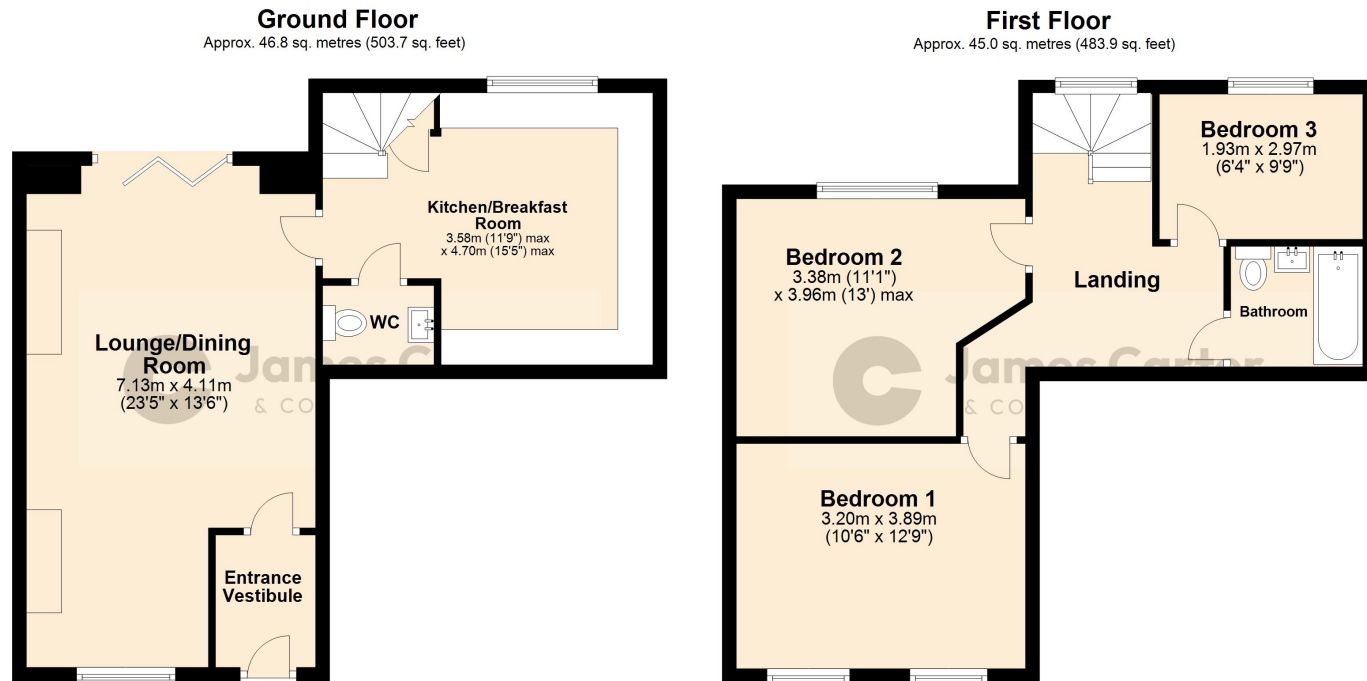
Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band B Cornwall Council.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

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