

£205,000 Freehold







## PROPERTY DESCRIPTION

An opportunity to purchase what can only be described as a stunning and unusually spacious one bedroom character cottage. The cottage has been comprehensively upgraded over recent years and is now presented to a very nice standard throughout. The cottage provides spacious one bedroom accommodation whilst it also enjoys the benefits of parking and a private rear garden.

Internally the cottage features a fantastic living room that is full of character, this room featuring a wood burning stove, beamed ceiling and partial slate laid flooring. The upgraded kitchen dining room is fitted with a lovely range of fitted units with integrated appliances, this room also providing direct access out to the private rear garden. The first floor continues with the unusually spacious theme and provides a very generous full width bedroom, this room benefitting from built in wardrobes and views to the front out over the surrounding area. The first floor also provides a luxuriously appointed bathroom that features a claw foot roll top bath plus a large separate shower enclosure.

Externally the property provides parking for two cars to the front, there is also rear vehicular access to a further parking space situated at the rear of the garden if required. The rear garden provides a seating area and a main level lawned area of garden plus a sizeable timber shed.

In our opinion one of the nicest one bedroom cottages we have seen. A viewing is very highly advised.

## FEATURES

- Character Cottage
- Updated And Improved Throughout
- Immaculate Presentation
- Living Area With Woodburner
- Upgraded Kitchen
- Spacious Double Bedroom
- Upgraded Bathroom
- Parking For Two Cars
- Garden





## ROOM DESCRIPTIONS

### Entrance Porch

Part glazed timber door to the front, slate tiled flooring throughout, double glazed window set to the side, exposed granite walling, part glazed door leading through to the living room.

### Living Room

4.17m x 4.00m (13' 8" x 13' 1") A fantastic reception room that is full of character and enjoys views out over the surrounding area. Focal point fireplace with granite lintel and inset wood burning stove that is set on a granite hearth, double glazed sash window set to the front with views out over the front terrace to the surrounding area, partial slate flooring, beamed ceiling, wall mounted consumer unit, television point, stairs with timber handrail and balustrade that ascend to the first floor landing, doorway through to the kitchen dining room.

### Kitchen Dining Room

4.70m x 2.79m (15' 5" x 9' 2") A stunning upgraded and improved kitchen dining space that is set to the rear of the cottage, this room enjoying direct access out to the private rear gardens. The kitchen is fitted with a comprehensive range of modern fitted units with wood block effect working surfaces over and part tiled surrounds, inset enamel one and a half bowl sink and drainer unit with mixer tap over, fitted stainless steel oven with ceramic hob over and cooker hood above, space for washing machine and dishwasher, space for dining table, wall mounted electric heater, double glazed window to the rear, further double glazed stable door with window to the side that opens to the rear garden.

### Landing

A lovely split level landing that provides access to both the bedroom and bathroom. Stairs that ascend from the living room with timber handrail and balustrade, access to airing cupboard that houses the hot water tank with shelving.

### Bedroom

3.81m x 3.35m (12' 6" x 11' 0") A very spacious double bedroom that is set to the front of the cottage and enjoys views out over the surrounding area. Timber panel door from the landing, double glazed window to the front with slate sill below, built in double wardrobes to one wall providing ample hanging and storage space, further additional built in cupboards to the side, access to the loft space, wall mounted electric heater.

### Bathroom

A luxuriously appointed upgraded bathroom that is set to the rear of the cottage. The bathroom is very generously proportioned and is much larger than average. The suite comprises a stunning freestanding claw foot roll top bath with chrome tap and shower attachment over,

double sized corner shower enclosure with glazed screen and Triton shower over, low level w.c, pedestal wash hand basin, period style panelled walling, two double glazed windows to the rear, heated chrome towel rail, LED ceiling spotlights, extractor fan.

### Parking

The property has the unusual benefit of parking that is set to the front of the cottage. This parking area allows for two cars to be parked in tandem fashion on a gravel driveway. There is also access around the rear of the cottage via a laneway, this rear access also provides parking for one vehicle to the rear of the garden.

### Garden

The cottage enjoys to the front an upper terrace, this being set just above the driveway, this upper terrace enjoys views out over Lanner hill to the surrounding area.

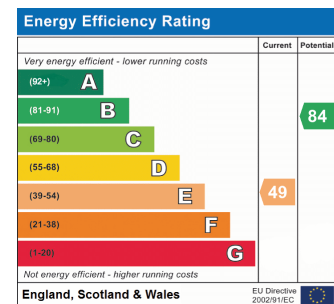
The rear garden provides a seating and dining area that has been set out on a gravelled area, this area being enclosed to either side and enjoying a great deal of privacy. This area then leads out to a lovely level area of lawn that once more is enclosed and enjoys a good degree of privacy. At the rear of the garden there is a sizeable timber shed, this having only recently been erected by the current owner. At the very rear of the garden there is timber farm style gate that gives access to the additional grassed area that could be used for further parking if required.

### Additional Information

Tenure - Freehold.

Services - Mains Electricity, Water And Drainage.

Council Tax - Band A Cornwall Council.

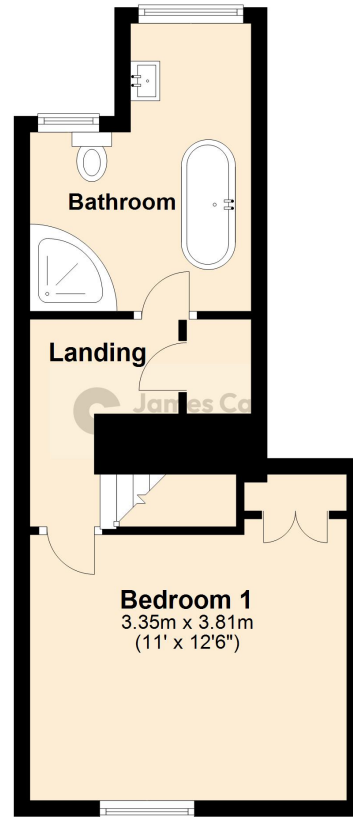




# FLOORPLAN

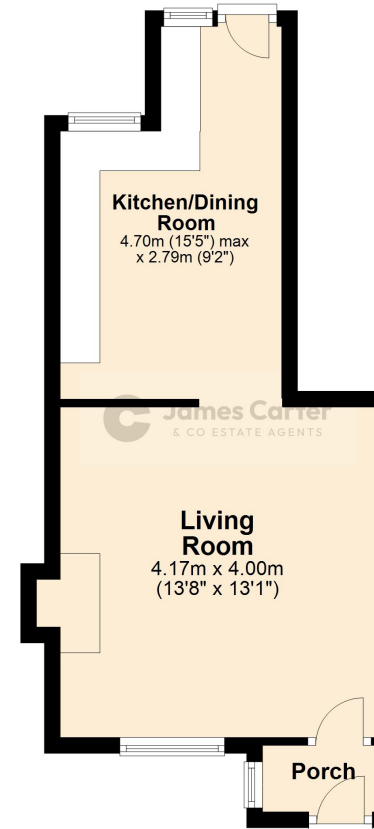
## First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)

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