



**Penmount House, Menherion, Stithians,
Cornwall TR16 6NW**



PROPERTY DESCRIPTION

We are incredibly pleased to offer to the market this rural period home that is full of character throughout whilst also offering an enormous amount of potential. The main home is a large family home that offers many possibilities to a new owner if required. The property offers any buyer great flexibility in how they may move forward. The main home provides the potential to create either a master bedroom suite or a separate annex or even possibly an additional dwelling dependent on Individual requirements.

The main home offers characterful and very spacious accommodation and has a lovely period feel throughout. The ground floor provides a stunning living room with wood burning stove, there is a separate full depth dual aspect family room/dining room, this room once more featuring a wood burning stove. The ground floor also provides a very spacious full depth modern kitchen breakfast room, utility room and a ground floor cloakroom/w.c. There are also stairs that ascend from the kitchen to a first floor triple aspect room above, this space providing the further potential within the main house.

The first floor continues the spacious theme with an ample landing area with original tall stained glazed arched window to the rear. There are three generous double bedrooms with the main bedroom benefitting from a vaulted ceiling with exposed A frames and a walk in wardrobe. There is also a modern fitted bathroom on this floor.

Externally there are level lawned enclosed gardens to the front that open to the double width driveway. At the rear there are enclosed level lawned gardens that are enclosed by stone walling to the rear and fencing to the sides. These rear gardens enjoy the afternoon and evening sunshine.

The property provides great flexibility and onward potential. A truly rare opportunity in the market at the moment.

A viewing is very highly advised.

FEATURES

- Lovely Period Rural Home
- Family/Dining Room With Wood Burner
- Three Bedrooms





ROOM DESCRIPTIONS

Entrance Porch

Double glazed entrance porch set to the front of the property, period tiled flooring, timber panel door through to the entrance hallway.

Entrance Hallway

Timber panel door from the entrance porch, half turn stairs ascending to the first floor landing with tall stained glazed window to the rear, timber handrail with painted balustrade, exposed timber floorboards, part exposed granite walling, ornate coved ceiling, high level skirting boards, timber panel door through to the living room.

Family Room

3.73m x 4.29m (12' 3" x 14' 1") A lovely second reception space overlooking the front garden that provides direct access to the dining area. Timber panel door from the entrance hallway, focal point wood burning stove set on granite hearth with timber fire surround, arched recesses to either side, exposed timber floorboards, ornate coved ceiling, radiator, double glazed window to the front with painted timber panel surround, squared arch through to the dining area.

Dining Room

2.87m x 3.53m (9' 5" x 11' 7") Double glazed window to the rear overlooking the garden, focal point Rayburn stove set within recess, exposed granite surround with granite lintel over, exposed timber floorboards, paned glazed door through to the kitchen breakfast room.

Kitchen Breakfast Room

3.10m x 7.21m (10' 2" x 23' 8") A full depth triple aspect room that benefits from double glazed windows to the front side and rear. The kitchen has been fitted with a comprehensive range of floor wall and drawer units with granite effect working surfaces over, space for range style cooker with stainless steel cooker hood over, space for breakfast table, tiled flooring, inset ceiling spotlights, stairwell ascending to space above that provides potential for further conversion, paned glazed door through to the utility room.

Utility Room

Paned glazed door from the kitchen, fitted floor units with granite effect working surface over, inset stainless steel sink and drainer unit, space for washing machine, double glazed window to the side, double glazed door to side access path, doorway through to the cloakroom/w.c.

Ground Floor W.C

The cloakroom comprises a modern white suite of a corner wash hand basin with tiled surrounds, low level w.c with slate shelf over.

Landing

Half turn stairs ascending from the entrance hallway with curved timber handrail and painted balustrading, tall stained glazed window set to the rear, exposed timber floorboards, ornate coved ceiling, radiator, timber panel doors off to the bedrooms and bathroom. It would also be possible to open a doorway at the end of the landing that would provide access to the space above the kitchen breakfast room, this would allow the ability to create a main bedroom suite if required.

Bedroom One

3.10m x 3.45m (10' 2" x 11' 4") A lovely main bedroom that features a full height vaulted ceiling with exposed timber A frames, wide exposed timber floorboards, radiator, sliding timber door providing access to a walk in wardrobe with additional storage space over, double glazed window to the front overlooking the garden.

Bedroom Two

3.25m x 3.53m (10' 8" x 11' 7") A second double bedroom that is set to the front of the

property. Timber panel door from the landing, focal point cast iron fire with timber fire surround and slate hearth, exposed timber floorboards, radiator, double glazed window to the front overlooking the garden.

Bedroom Three

2.34m x 3.53m (7' 8" x 11' 7") A third double bedroom, this time set to the rear of the house and enjoying views over the garden. Timber panel door from the landing, exposed timber floorboards, double glazed window to the rear.

Bathroom

Timber panel door from the landing. The bathroom comprises a modern white suite of a shaped bath with tiled surrounds, central chrome mixer tap over and shower above, vanity wash hand basin with tiled surrounds and cupboard under, low level w.c, chrome heated towel rail, tiled flooring.

Area Over Kitchen Breakfast Room

3.63m x 7.01m (11' 11" x 23' 0") This space is currently partially converted and sits above the kitchen breakfast room. The current owners were planning on adding a main bedroom suite within the space as access could be opened up and gained from the first floor landing. The space may well also provide other opportunities subject to a buyers own individual needs or requirements

Parking

There is parking at the front of the property for four cars. This parking area could be expanded to create additional parking within the front garden if required.

Gardens

The front garden is laid out to level lawn with the central pathway to the entrance door dividing this into two areas of lawn. At the front the garden is enclosed by stone walling with beds containing shrubs and bushes. At the side of the property access can be gained via a side pathway to the rear garden.

The rear garden enjoys a south westerly aspect and a high degree of privacy. The garden is laid mainly to an area of level lawn that is enclosed by stone walling to the rear and fencing to the side. There is also a good sized metal shed located to one side of the rear garden.

Additional Information

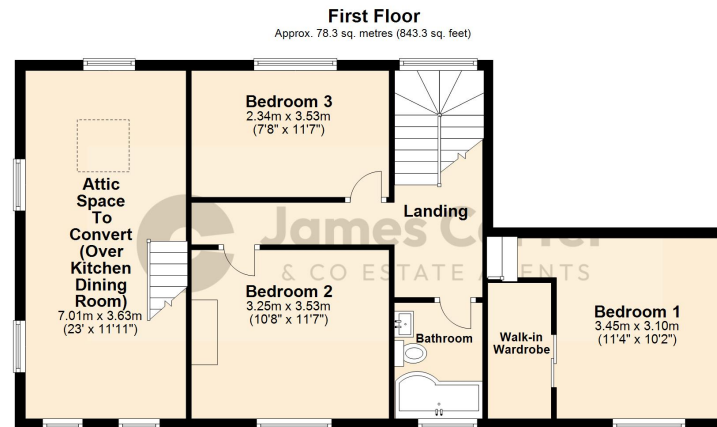
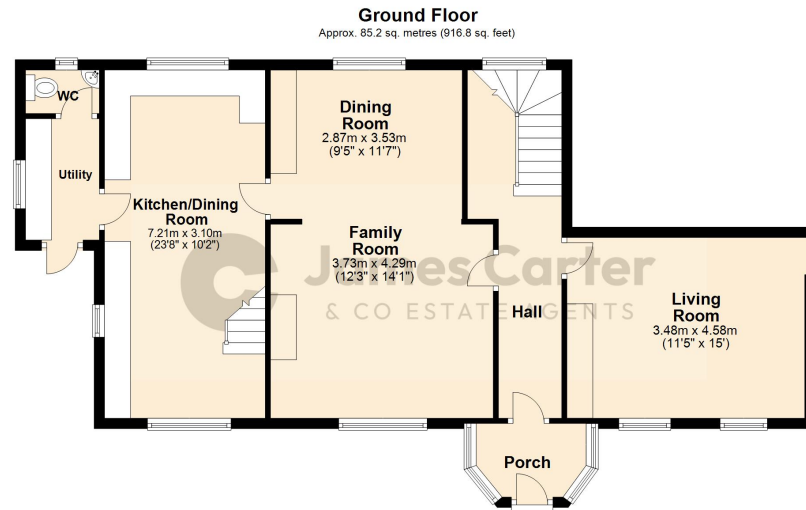
Tenure - Freehold.

Services - Mains Electricity, Water And Drainage.

Council Tax - Band D Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Total area: approx. 163.5 sq. metres (1760.1 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.