

FOR SALE

Guide Price - £425,000 Freehold



*Estate Agents*

**Lewis Haughton**

# 1 Glyn Cottage, St Michaels Road, TRURO, Cornwall. TR3 7EB

## ABOUT THE PROPERTY

Glyn Cottage is a delightful character property located in the sought-after and popular village of Ponsanooth. As you would expect from a property of this period there are a number of features, the most noticeable being the focal point in the lounge with an inglenook fireplace with multifuel burner and natural slate hearth. The spacious accommodation benefits from a central heating system, solar panels which are owned outright and hardwood double glazed windows. The current vendors utilise the two loft rooms as a craft and hobby room with the property also having a useful cellar. Adjoining the property is a self-contained annexe being ideal as a separate source of income or utilised for dependent relatives or teenagers seeking some independence. Parking for approximately two vehicles can be found immediately to the front while to the rear is a pretty enclosed garden with water feature. For those buyers seeking an individual home Glyn Cottage would be an ideal purchase while being a short walking distance to all the local amenities Ponsanooth has to offer and of course the delightful Kennall Vale nature reserve.

## LOCATION

Ponsanooth is a highly regarded and sought-after village, conveniently positioned for easy access into Truro, Falmouth, Helston and Redruth.

The village of Ponsanooth is well-served by local facilities such as; The Stag Hunt Inn public house, general stores/post office and its excellent primary school. The village is surrounded by woodland and countryside and has many footpaths providing beautiful walks through the Kennall Vale woods.

A regular bus service runs to the harbour side town of Falmouth, which is approximately 4.5 miles distant and the Cathedral City of Truro being approximately 8 miles away.

## FEATURES

- A delightful character cottage located in the popular village of Ponsanooth
- Three/four bedrooms
- Feature lounge with inglenook style fireplace and woodburner
- Dining room/bedroom four
- Ground floor shower room plus first-floor bathroom
- Useful attic rooms
- Self-contained one bedroomed annexe incorporating lounge/living area/kitchen
- Off-road parking for several vehicles with enclosed rear garden
- COUNCIL TAX BAND - B
- EPC - C





## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

Doorway to exterior, built-in storage cupboard housing facilities for washing machine. Doorway giving access to rear garden. Access to:

### WET ROOM

9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

### STUDY/BEDROOM FOUR

13' 2" x 12' 10" (4.01m x 3.91m) Window to side elevation with double doors giving access to rear garden, radiator, built-in office furniture, Beamed ceiling.

### LOUNGE

21' 8" x 14' 2" (6.60m x 4.32m) With two windows to rear elevation overlooking the garden with feature window seats, exposed stonework, feature and focal point inglenook fireplace with multifuel burner situated on a slate hearth with lighting over, radiators, beam ceiling. Doorway giving access to:

### KITCHEN

12' 6" x 10' 0" (3.81m x 3.05m) Window to rear elevation, Belfast style sink with a good range of base and wall mounted storage cupboards, a range of work surfaces, breakfast bar, gas hob with five rings, extractor over, wall mounted cupboard for dinner plates, built-in oven and microwave over, integrated fridge and freezer. From this room can be enjoyed a pleasant outlook towards the woods.

### INNER LOBBY

Staircase to first floor and stairs descending down to cellar with doorway to exterior, electric light and power points connected.

### HALF LANDING

Window to front elevation, access to:

### LANDING

Radiator. Access to:

### BEDROOM ONE

13' 11" x 10' 9" (4.24m x 3.28m) Being dual aspect with Windows to side and rear, built-in bedroom furniture, radiator.

### BEDROOM TWO

10' 4" x 9' 0" (3.15m x 2.74m) Window to rear elevation overlooking garden with window seat below, radiator.

### BEDROOM THREE

9' 4" x 5' 8" (2.84m x 1.73m) Dual aspect room, radiator

### SHOWER ROOM

Window to front elevation, low level WC, wash hand basin with vanity unit and mirror over, heated towel rail, walk-in wet style double shower with spotlighting.

### LOFT SPACE - ROOM ONE

12' 0" x 9' 6" (3.66m x 2.90m) Double glazed Velux windows to front elevation with views towards the woods, light and power connected, wood floor (restricted head height)



## ROOM DESCRIPTIONS

### LOFT SPACE - ROOM TWO

7' 6" x 9' 6" (2.29m x 2.90m) Velux window to front elevation with wooded views, wood flooring, light and power (restricted at head height)

### ANNEXE incorporating lounge/living area/kitchen

#### LIVING AREA

13' 4" x 13' 2" (4.06m x 4.01m) (max) Window to side elevation with access to double bedroom and ensuite shower room

#### BEDROOM

10' 7" x 8' 10" (3.23m x 2.69m) Window to side elevation, radiator, built-in wardrobe.

#### ENSUITE

Low-level WC, pedestal wash hand basin, walk-in corner shower cubicle with glass curved sliding doors, extractor fan, heated towel rail.

#### EXTERIOR

Immediately to the front of the property are parking facilities for approximately two to three vehicles. The rear garden is fully enclosed with a feature patio overlooking the rockery flowerbeds with steps giving access to an additional raised patio which overlooks the garden and the cascading water feature. The garden also has an outside light and water tap.

## AGENTS NOTE

**SERVICES:** The following services are available at the property however we have not verified connection, mains electricity, mains gas, mains water, mains drainage, solar panels, 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.

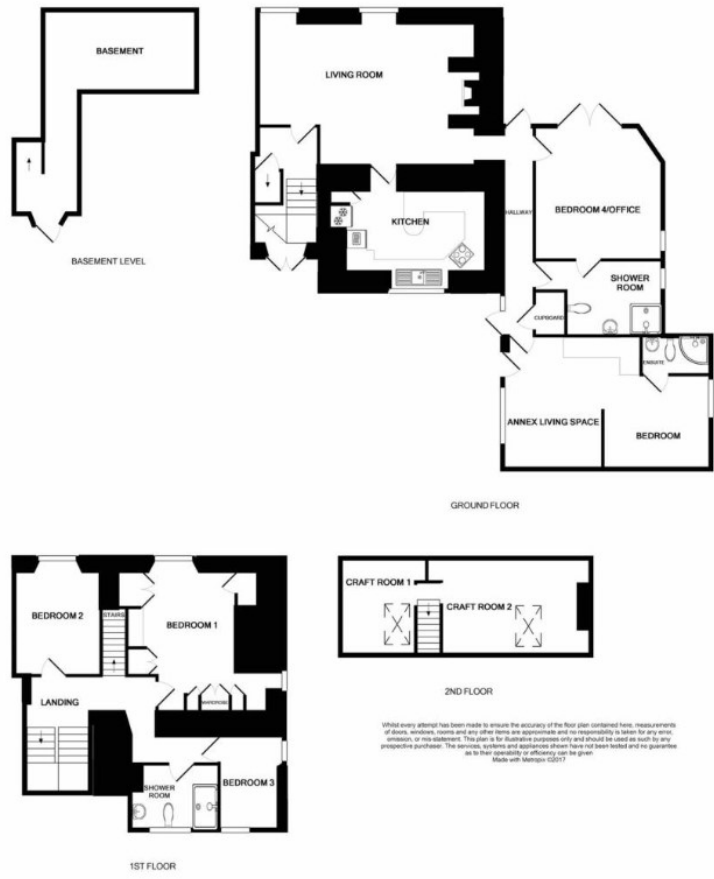








# FLOORPLAN



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their capacity 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	