

FOR SALE



Carnkie, Helston
Guide Price £300,000


MARTIN&CO

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- OIL FIRED CENTRAL HEATING
- LARGE GARDEN
- GARAGE & WORKSHOP
- GENEROUS OFF ROAD PARKING
- COUNTRYSIDE VIEWS

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This charming three bedroom terrace house enjoys a slightly elevated position with lovely countryside views from the first floor.

The property is in a quiet position, set back from the principal road that runs through the village of Carnkie.

There is a generous off-street parking area with parking for 2 cars (or even vans) with a fence giving the large front garden a good amount of privacy. Immediately in front of the property is a small patio seating area to enjoy the sunshine.

On entering the property you go through a front porch which provides a convenient storage area for boots and coats.

There is a spacious, tiled entrance hall with the lounge located on your left and a lovely Victorian part stained-glass door leading through to the dining room at the rear.

The lounge benefits from a wood-burning stove which is set on a slate hearth with a granite surround, and there is a casement window looking across the garden.

The dining room has a tiled floor and casement window looking into the rear courtyard and the oil boiler is located in the former stove recess. There are the original floor to ceiling larder cupboards in the alcove adjacent and a wooden mantle. Under--stairs cupboards are located behind tongue and groove panelling and the ceiling has original painted beams.



A doorway leads through to the kitchen in the rear extension. It has a range of neutral fitted base and wall units with butcher's-block style worktops, space for a washing machine and fridge freezer and a built-in electric oven and gas hob with extractor hood. There is a stainless-steel sink with drainer, mixer taps and tiled splash backs. The kitchen has lots of natural light with a glazed back door and windows to the side and rear.

Stairs lead from the entrance hall to the first floor landing.

The large bathroom is located in the rear extension. This has a walk-in shower cubicle with electric shower, separate bath, low level WC and a ceramic sink with mixer taps above a vanity unit. The floor and walls are fully tiled and there is very useful built-in shelving and a large storage cupboard which houses the immersion hot water tank. There is a window to the rear aspect.

There are three bedrooms on the first floor. The principal bedroom is to the front with lovely far-reaching countryside views and plenty of space for wardrobes and chests of drawers. There is another single bedroom to the front which is currently used as a study and to the rear is another bedroom.

To the rear of the property is a courtyard with a few steps leading up to the rear garden which has a large storage garage and workshop, plus a further lawned area, oil-tank, storage sheds and log-store. Please note there is shared access in front of the garage for the other properties in the row to access their own garages

FEATURES INCLUDE:

- uPVC Double-glazed windows throughout
- Oil fired central heating and hot water
- Electric immersion for hot water in summer
- Storage garage
- Workshop
- Log store & shed
- Off street parking
- EPC – D
- Council Tax Band – B
- Mains water
- Septic tank

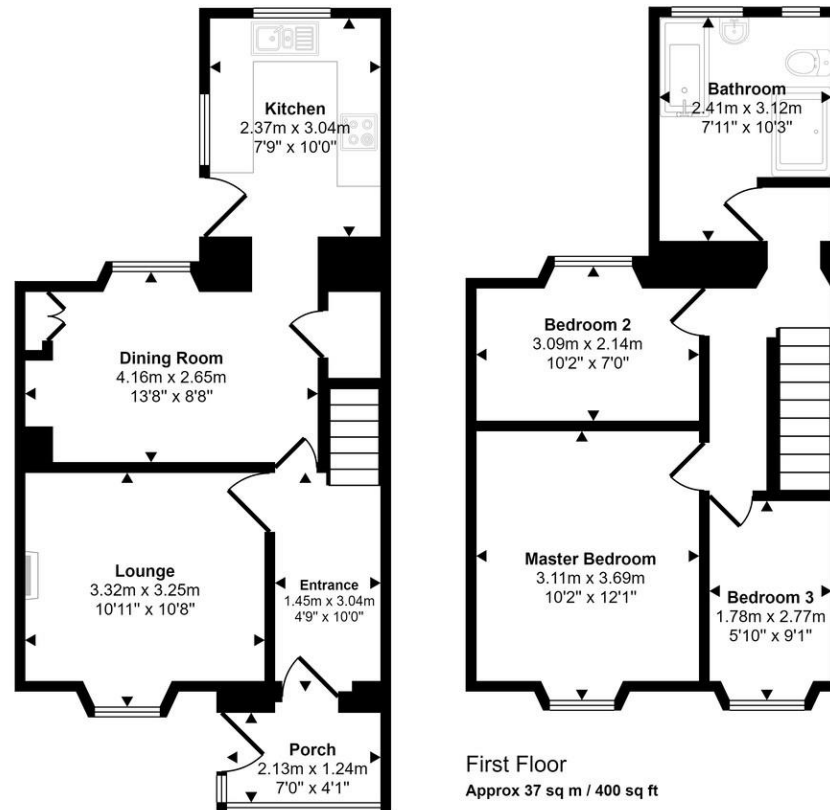
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LOCATION : Carnkie is a small village close to Stithians reservoir and approximately 2 miles to the southwest of Stithians village itself, where you will find day-to-day amenities including village shop/Post Office, doctors' surgery, rugby club, cricket club and local pub, all within an approximate five-minute drive.

The port of Falmouth, approximately eight miles distant, has an excellent range of shopping, commercial and leisure amenities including safe sandy bathing beaches, the National Maritime Museum, numerous restaurants, sports and sailing clubs including mariner and Royal Cornwall Yacht Club, from which can be enjoyed with the unrivalled day-sailing waters of the Fal Estuary, widely recognised as perhaps the best in the country.

The south Cornish coastline with beautiful southwest coast path is within easy reach, as are the northern banks of the unspoilt Helford River. Golf courses are available at Budock Veon, Falmouth, Killiow and Truro; the cathedral city of Truro, approximately twelve miles distant, being the county's legal, administrative, retailing, and commercial centre with main theatre venue, the Hall for Cornwall and main-line rail link to London (Paddington).

Approx Gross Internal Area
77 sq m / 831 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft

First Floor
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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