

FOR SALE



Crellow Lane, Stithians
Guide Price £670,000

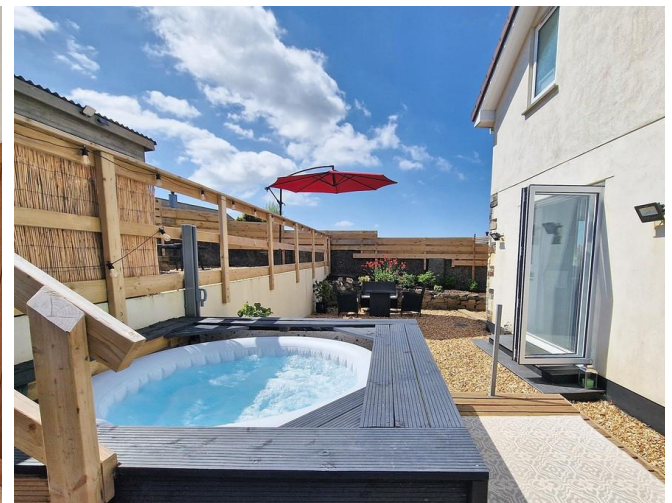

MARTIN&CO

Crellow Lane, Stithians

Guide Price £670,000

- EXTENDED & REFURBISHED IN 2018
- ZONED UNDERFLOOR HEATING
- EV CHARGING POINT
- SOLAR PANELS WITH BATTERY
- EXCEPTIONAL LIVING SPACE

Zimmonda is an exceptionally spacious, four-bedroom property, located on a wide-fronted, corner plot on Crellow Lane, in the heart of Stithians Village. Having been completely remodelled, with a two storey extension added in 2018, the property is now one of the largest properties in the village and has exceptional living space, including an elevated lounge with far-reaching countryside views. Arranged over 2425 sq ft/ 225 sq m, including an integral double garage, the property is presented in excellent condition, with sleek, modern finishes throughout and a low maintenance garden.



DESCRIPTION

The property is set back from the road by a lawned front garden and there is a short driveway with a parking area in front of the double garage. A short flight of steps lead up to the path which takes you to the front door as the property is slightly raised above the road level.

On entering the property you come into an entrance hall which leads to two double bedrooms, a bathroom, a separate WC, a storage cupboard and a large reception room. This room is dual aspect, with a picture window to the front which has lovely views across the village to the countryside. To the rear of this room there is a door to a small sun-room which leads out to a rear patio area.

A central oak staircase leads up to the first floor where there is a fabulous lounge, measuring over 5m (17 ft) x 6m (20 ft). With two velux style windows and two windows providing lovely views across the village to the countryside beyond, this room benefits from plenty of natural light. To the rear of this room there is a hallway leading to the principal bedroom which has a walk-in wardrobe, a shower room, and a single bedroom.

A second oak staircase leads down to a spacious kitchen and dining room, which is fully fitted with an integrated double oven / microwave and space for a dishwasher. There is a black composite sink and drainer with mixer tap, and a central island with an induction hob and a cylinder style extractor hood, plus feature downlights. Adjoining the kitchen there is a utility, with room for an American style fridge-freezer, a small chest freezer and a stacked washing machine and dryer, there is also a separate walk-in pantry.

To the front of the kitchen, a short hallway leads to the integral double garage, with EV charging point and electric garage doors. There is also a side entrance into the rear courtyard.

Double doors at the end of the kitchen lead you out to a rear courtyard garden which is on two levels. On the lower level there are raised beds, a seating area and a decked area with a hot tub, this area is south facing and enjoys lots of sunshine on a sunny day! On the upper level there is a garden shed, and the oil tanks are stored here as well. A gated pathway to the side of the property provides direct access to the rear.



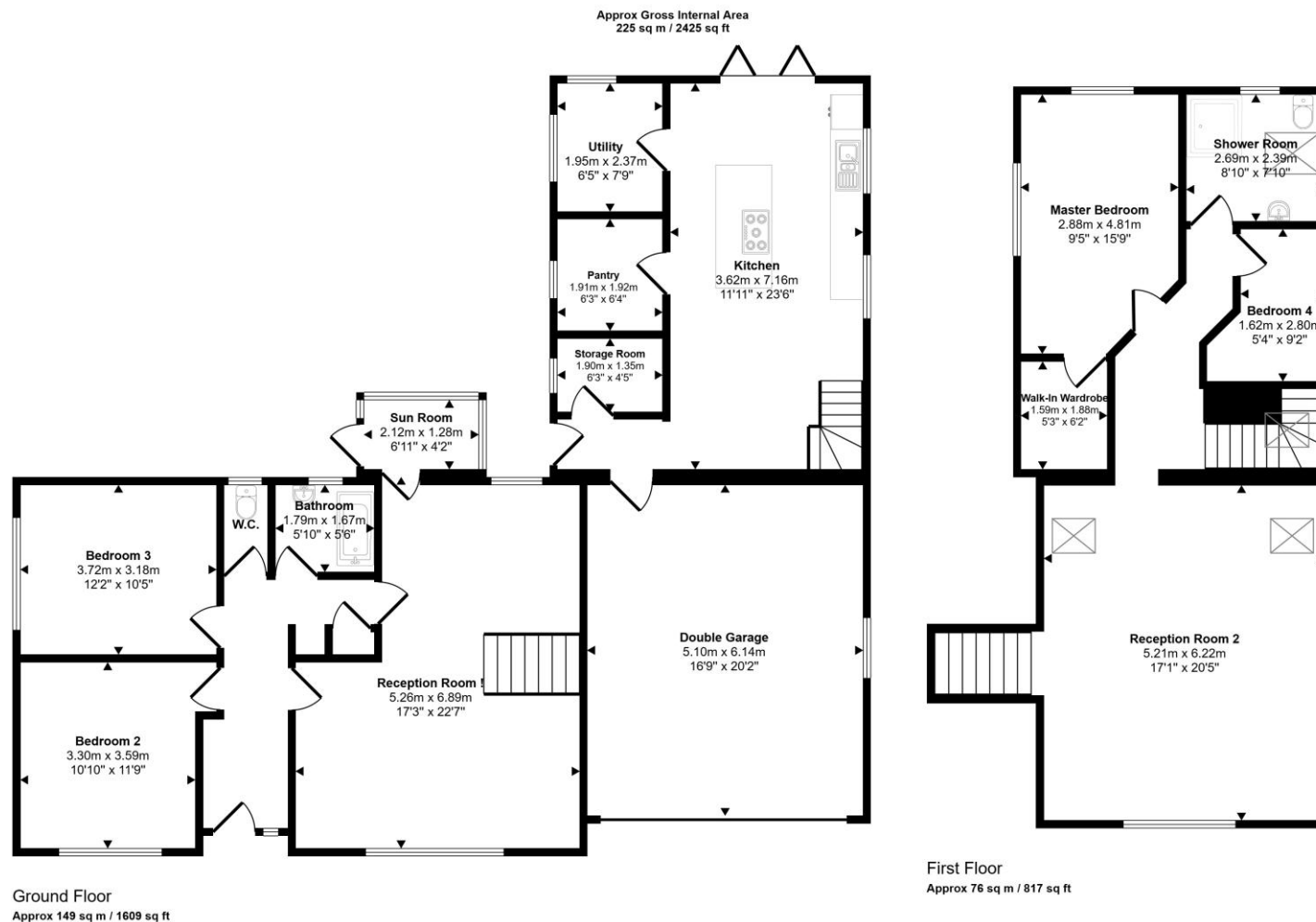
FEATURES

Remodelled and refurbished in 2018
Under-floor zoned heating
Oil heating & hot water
Oil boiler installed in 2021
Solar panels with battery (installed 2018)
EV charger in garage
Double garage
Off street parking
Hot tub
UPVC double glazing and doors
EPC – C
Council Tax Band – C
Integral double garage
Front and rear garden sheds

LOCATION

Perhaps best renowned for the annual Stithians Agricultural Show which was established in 1834, Stithians is in fact a very well served village all year round, boasting excellent day-to-day amenities. It is also home to the Stithians Reservoir which offers excellent water-sport facilities and there are stunning woodland walks along the River Kennall which runs through the parish. There is a public house, a primary school, a village store, a doctors' surgery, sports clubs, and regular bus services to the surrounding towns of Falmouth, Truro, Redruth, and Helston.





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 Snappov 360.

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