

**FOR SALE**



**Higher Terrace, Ponsanooth**  
**Guide Price £240,000**

  
**MARTIN&CO**



# Higher Terrace, Ponsanooth

Guide Price £240,000

- CHARMING COTTAGE
- REFURBISHMENT OPPORTUNITY
- FRONT & REAR GARDENS
- OFF STREET PARKING
- VILLAGE LOCATION

*This charming two bedroom stone cottage with gardens and parking is located in the highly desirable village of Ponsanooth and is a wonderful refurbishment opportunity.*

This charming two bedroom stone cottage with gardens and parking is located in the highly desirable village of Ponsanooth. Being sold with no onward chain this is a wonderful opportunity for the incoming purchaser to refurbish and create a charming, cosy home.

When you enter this pretty cottage from the lane which is Higher Terrace, you first come into the cosy lounge with a wonderful inglenook fireplace at its heart. To the rear, a pocket door leads into a kitchen/ dining room where there is an oil fuelled aga and a range of fitted units along 2 sides, as well as plenty of space for a dining table and chairs. A rear door leads out to a small patio with steps leading up to the back garden.





Stairs take you up from the lounge to the first floor where there are two bedrooms and a bathroom. The main bedroom is a double with built in storage around the bed and a charming recessed sash window which provides lovely countryside views. The second bedroom is to the rear and is a single with a built-in cupboard. The bathroom has a 3-piece suite and a shower over bath.

Externally, to the rear, steps lead up to a sloping garden, mainly laid to lawn, with a shed towards the top. The garden backs onto the village cemetery.

To the front of the property, on the other side of the access lane, there is a parking area and steps down that lead into a long garden which has the potential to be a pretty rural retreat. Surrounded by beautiful countryside, both the garden and cottage have lovely green views.

Now requiring updating and redecoration throughout, this is a wonderful opportunity for the purchaser to put their own stamp on a traditional Cornish stone cottage.

Oil Fired Aga providing hot water and some heating

Council Tax Band B

EPC G

Parking

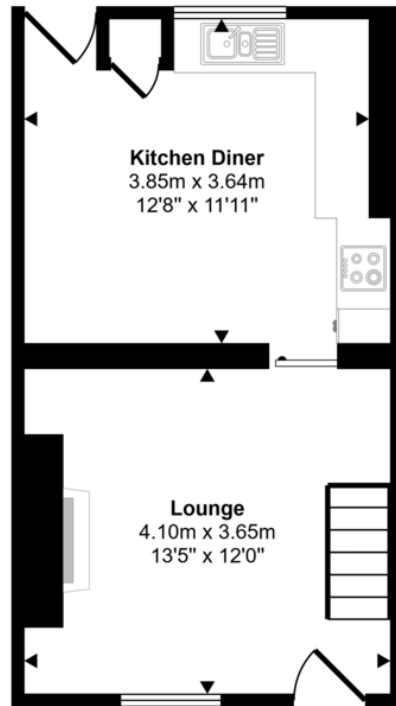
Garden

## LOCATION

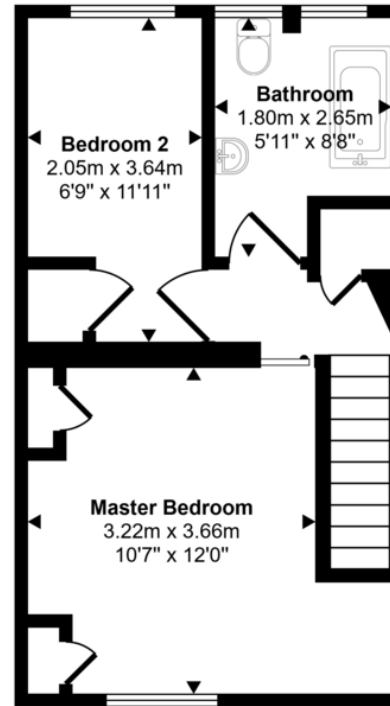
Nestled amongst verdant countryside, Ponsanooth is a popular village in a convenient location between Truro, Falmouth and Redruth. With a post office, general store and primary school there are good range of local amenities. Truro is approximately seven miles away and Falmouth approximately four miles. For nature lovers, the picturesque Kennall Vale Nature Reserve is a short walk from the village whilst Stithians Reservoir and Argal Lake are also just a short drive or cycle ride away.



Approx Gross Internal Area  
62 sq m / 663 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft



First Floor  
Approx 31 sq m / 329 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.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: [falmouth@martinco.com](mailto:falmouth@martinco.com)

**01326 697696**  
<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.