



23 Penkernick Way, St. Columb, Cornwall, TR9 6BQ

A DELIGHTFUL DETACHED FAMILY HOME IN THE SOUGHT AFTER HISTORIC MARKET TOWN OF ST COLUMB MAJOR WITH DECEPTIVELY SPACIOUS ACCOMMODATION TO INCLUDE THREE DOUBLE BEDROOMS/TWO RECEPTION ROOMS WITH CONSERVATORY, AS WELL AS STUNNING GARDENS, PLENTY OF PARKING AND 47FT GARAGE.

£350,000
Freehold

our ref: CNN10403

KEY FEATURES



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- THREE DOUBLE BEDROOMS
- CONSERVATORY
- UTILITY
- 47FT GARAGE
- DRIVEWAY PARKING
- DETACHED
- LARGE GARDEN
- DIVERSE ACCOMMODATION
- WELL PRESENTED
- GROUND FLOOR BEDROOM



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Energy rating (EPC) **D**

Council tax band: **D**

SUMMARY

Nestled in the heart of mid-Cornwall, St Columb Major is a historic market town steeped in character and charm. Dating back to the 14th century, this enchanting town offers a unique blend of timeless appeal and coastal convenience, making it an ideal destination for home buyers seeking a tranquil yet connected lifestyle. The medieval market square and period architecture transport you to a bygone era, adding to the town's allure.

Number 23 in St Columb Major is a truly versatile and spacious three-bedroom, fully detached home, perfect for those looking for both comfort and functionality. This property boasts an impressive 47-foot garage and workshop, driveway parking, a delightful conservatory, and beautifully established private gardens.

As you step inside Number 23, you're greeted by an inner porch, offering a convenient space for storing shoes and coats. The porch leads into the main hallway supplying access to a generously sized open-plan lounge, a fully equipped downstairs bathroom, a versatile ground floor double bedroom, and a well-appointed kitchen. The kitchen is complemented by a stunning



conservatory that floods the space with natural light, and a highly practical utility room, ideal for additional storage and laundry needs.

The kitchen is well-equipped with ample under and over-counter storage and generous worktop space, perfect for culinary enthusiasts. The adjoining utility room, which connects to the garage, offers additional space for white goods and more storage options.

The lounge is spacious, providing ample room for a variety of furniture, making it a welcoming hub for relaxation and entertaining. The ground-floor double bedroom adds to the home's versatility, serving as a second reception room if desired. A fully equipped bathroom on the ground floor features tiled walls, a white bathroom suite, and a separate corner electric shower.

Ascending to the first floor, you'll find two generous double bedrooms and a stylish shower room, complete with fully tiled walls, a white bathroom suite, and an inbuilt under-sink vanity unit.

Back on the ground floor, off the utility space, lies the remarkable 47-foot-long garage and workshop. With its garage door still in place and mains power supply, this space is ideal for car storage, a workshop, or a haven for a home DIY enthusiast.

Externally, the property offers driveway parking at the front, while the rear boasts a private, enclosed, and level garden. This beautifully landscaped garden is a testament to the care and attention of the current owners, providing a picturesque retreat.

In summary, Number 23 is a well-presented family home offering diverse accommodation on a generous-sized plot. Located in a sought-after area, it combines the charm of a historic town with modern conveniences, making it a perfect choice for those seeking a serene and connected lifestyle.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway & Garage

Heating and hot water: Gas Central Heating for both

Accessibility: Stepped Entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

GROUND FLOOR
1343 sq.ft. (124.8 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

Hallway

20' 0" x 6' 7" (6.09m x 2.01m)

Kitchen

15' 9" x 8' 8" (4.80m x 2.64m)

Lounge

15' 9" x 11' 6" (4.80m x 3.50m)

Reception/Bedroom

11' 6" x 10' 6" (3.50m x 3.20m)

Ground Floor Bathroom

8' 8" x 6' 9" (2.64m x 2.06m)

Utility room

13' 9" x 6' 0" (4.19m x 1.83m)

Conservatory

13' 1" x 10' 8" (3.98m x 3.25m)

First Floor

Bedroom 1

12' 4" x 11' 8" (3.76m x 3.55m)

Bedroom 2

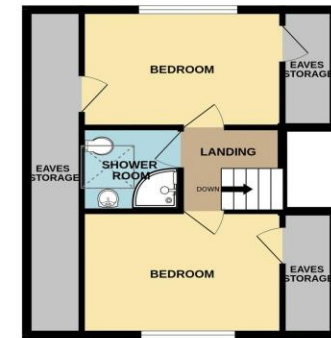
12' 5" x 12' 2" (3.78m x 3.71m)

Bathroom

6' 3" x 5' 6" (1.90m x 1.68m)

Garage

47' 0" x 9' 0" (14.31m x 2.74m)



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TOTAL FLOOR AREA: 1757 sq.ft. (163.3 sq.m.) approx.
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