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**Freehold : Council Tax Band D
EPC Rating G**

St Germans, St Mellion

BELVOIR!

Guide price £350,000



Key Features

- > Picturesque Character Cottage
- > Grade II Listed Dating Back To Circa 1649
- > Extended
- > Garden and Parking
- > En-Suite Shower Room

A picturesque grade II listed character cottage situated in the heart of a highly sought after Cornish riverside village.

This beautifully presented home has been in the current vendors ownership for well over 30 years and dates back to approximately 1649.

The property has been extended to add two double bedrooms and an en-suite shower room while retaining attractive period features including flagstone floors and beamed ceilings. Additional features include; a spacious lounge/diner with fireplace, modern fitted kitchen, entrance porch leading into hallway.



Generous first floor landing providing an excellent study area, bathroom, double bedroom connecting to single bedroom or dressing room, pleasant views over the village and surrounding fields, night storage heaters and more.

Situated across the road from the property is an enclosed garden, mainly laid to lawn with mature apple trees. The garden is bordered by a small stream. Brick built storage shed believed to be the original "Old Laundry" for the village, with wash basin and w.c. The garden is accessed through a wide timber gate providing a possible parking area.

St Germans: The older part of the village has numerous character properties and a quaint village atmosphere. A shop/post office, Church, Public House and Village Hall all serve the community here, as well as a doctor's surgery with in-house pharmacy, primary school, mobile library & Scholars restaurant in old school rooms. The local Quayside has moorings and a Club House which also benefit the village and only further serve to make it one of the most sought-after villages in the area. For travel to and from St. Germans, the village benefits from a train station for daily commuting to Plymouth and beyond, but there are also good road links which will take you into Plymouth either via the Tamar Bridge or the Torpoint Ferry.

First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



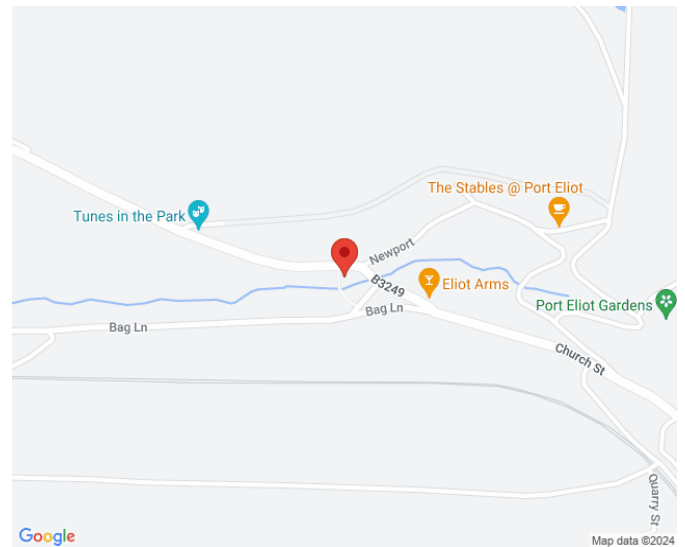
Second Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



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