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**New Road,
Stithians**

**£325,000
Freehold**





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Property Introduction

A delightful semi-detached cottage which has in recent years benefited from refurbishment with additional improvements carried out by the current owners.

As you would expect from a property of this period, there are a number of characteristic features which makes this a delightful family home to enjoy. The lounge boasts an inglenook fireplace with inset wood burner with access through to a generously sized dining room with a conservatory off.

To the first floor are two bedrooms and accessed off the conservatory is bedroom three/guest room which the current owners created since they took ownership as well as creating a utility room.

Throughout there are double glazed windows complemented by an oil fired central heating system.

Externally to the rear is an enclosed garden with patio whilst immediately to the front is access to a single garage with a parking space immediately to the front.

Location

The village of Stithians is located within a reasonable travelling distance to the maritime town of Falmouth as well as the city of Truro with its mainline Railway Station operating to London Paddington, it is also equidistant for Redruth and Helston. Within the village is a vibrant community with local facilities such as Primary School, Public House, doctors surgery, shop which caters very well for day to day needs along with a cricket club and village hall.

There is a regular bus service as well as a school buses operating to secondary schools within the catchment area of Stithians. Being a rural village there are a number of countryside walks on the doorstep along with Stithians Reservoir being within a short distance, popular for watersports, walking and fishing.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCHWAY

Double glazed windows, tiled floor and access to:-

ENTRANCE HALLWAY

Tiled floor. Staircase to first floor with under stairs storage cupboard. Radiator. Electric box with meters. Doors off to:-

CLOAKROOM

Double glazed opaque windows, wash hand basin with double cupboard under, close coupled WC, storage cupboard, radiator and built-in coat cupboard.

LOUNGE 11' 4" x 11' 3" (3.45m x 3.43m) plus recesses

Feature inglenook granite fireplace with an inset wood burner and shelving to side. Radiator. Part exposed granite wall, beamed ceiling and access through to:-

DINING ROOM 18' 0" x 8' 1" (5.48m x 2.46m)

Double glazed window to rear. Radiator and doorways giving access into:-

CONSERVATORY 18' 3" x 8' 9" (5.56m x 2.66m)

Double glazed doors and window to rear elevation. Tiled floor and radiator. Access through to:-

BEDROOM THREE/GUEST ROOM 10' 1" x 8' 6" (3.07m x 2.59m) irregular shape

Double glazed window and doorway to exterior. Wood floor, built-in storage cupboard and radiator. (Please note that this room is accessed off the conservatory).

UTILITY ROOM 8' 2" x 7' 4" (2.49m x 2.23m) maximum measurements irregular shape

Single stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Water filter system. Oil fired boiler.

KITCHEN 10' 3" x 6' 7" (3.12m x 2.01m) irregular shape, maximum measurements

Double glazed window. One and a quarter stainless steel sink unit with mixer tap. Tiled floor. Variety of base storage cupboards. Part tiled walls, tiled floor and radiator. Hob with stainless steel extractor over, built-in double oven, feature exposed granite wall.

FIRST FLOOR LANDING

Access to:-

BEDROOM ONE 10' 10" x 6' 4" (3.30m x 1.93m)

Double glazed window to front elevation with deep sill. Radiator.

BEDROOM TWO 11' 10" x 7' 5" (3.60m x 2.26m)

Double glazed window to rear elevation, built-in hanging rail and radiator.

FAMILY BATHROOM

Double glazed window to side elevation, wash hand basin with two drawers under and mirror over, shower cubicle, panelled bath and close coupled WC. Radiator. Built-in storage cupboard. Access to loft.

OUTSIDE FRONT

Immediately to the front of the property is an area of paving with steps giving access to the front door.

DETACHED GARAGE 16' 6" x 8' 1" (5.03m x 2.46m)

Single size garage with an up and over door having a parking space immediately in front.

REAR GARDEN

The rear garden has a paved patio with a raised lawned garden offering a good variety of mature shrubs along with the oil tank.

AGENT'S NOTE

Please note, the Council Tax Band for the property is band 'B'.

DIRECTIONS

From Ponsanooth heading towards Redruth on the A393, turn left at the crossroads towards Stithians. Entering the village on Foundry Road continue along and the road becomes East Road and then at the junction with South Road and Tregonning Road turn right into New Road where the property can be found on the left hand side identified by our MAP 'For Sale' board. If using What3words: amber.recap.reboot

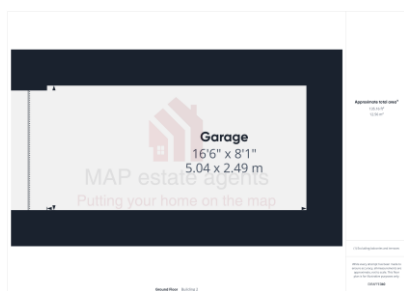
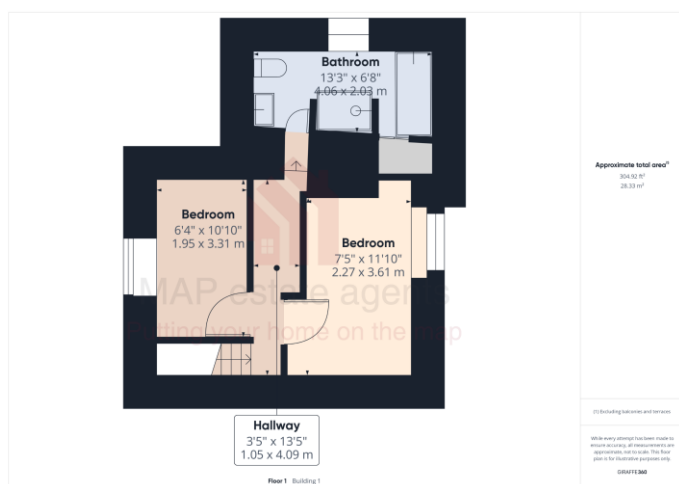
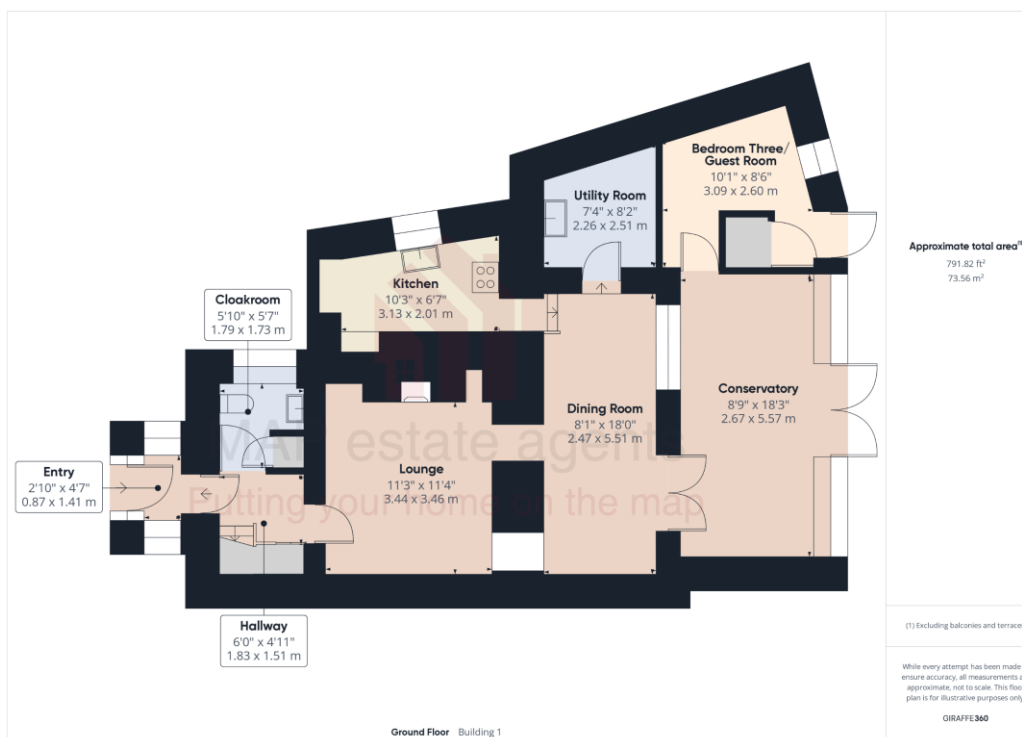


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- A delightful semi-detached character cottage
- Many features for a property of this period
- The property has undergone many improvements in recent years
- Lounge with feature inglenook fireplace with inset wood burner
- Two first floor bedrooms, ground floor bedroom three/guest room
- Fitted kitchen plus separate utility room
- Dining room and conservatory
- Double glazed windows and doors
- Enclosed rear garden
- Garage plus additional parking space



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