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**Gribbas Corner,
Stithians, Truro**

Guide Price £290,000
Freehold





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Property Introduction

This delightful mid-terrace double fronted cottage is set in the heart of Stithians, a stone's throw from the village shop, Primary School and Public House.

On entering the property you come into the lounge/diner which has an inglenook fireplace at each end with a beamed ceiling and stairs leading up to the first floor. There is a kitchen plus a utility with a door leading out to the enclosed rear garden. To the first floor are two bedrooms, the principal having an en-suite shower room and a generous sized family bathroom.

The current owner has a disabled parking space to the front of the property, there is also a vehicular right of access around to the rear where parking can be reinstated by removing one of the fence panels to the garden if required.

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 virtually 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.

OUTSIDE FRONT

To the front of the property is a disabled bay parking space used by the current owner.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

LOUNGE/DINER 24' 4" x 14' 0" (7.41m x 4.26m) maximum measurements

A generous light and bright room with two windows to the front elevation. At each end of the room is an inglenook fireplace, one is currently not in use, the other fireplace housing an electric fire. Beamed ceiling. Laminate flooring. Two radiators. Stairs in the dining area leading up to the first floor. Latch and brace door opening to:-

KITCHEN 11' 6" x 6' 10" (3.50m x 2.08m)

Double glazed window overlooking the rear garden. Range of wall and floor mounted cupboards with worktop over incorporating a ceramic sink with tiled surround. Spaces for dishwasher and fridge/freezer. Integrated oven and hob. Wall mounted cupboard housing the electrics. Beamed ceiling. Tiled flooring. Latch and brace door to:-

UTILITY 9' 9" x 6' 11" (2.97m x 2.11m) maximum measurements

Further range of wall mounted storage cupboards and work top. Space and plumbing for washing machine and tumble dryer. Storage cupboard. Double glazed door with obscured glass opening to outside rear.

FIRST FLOOR LANDING

Storage shelving. Positive air flow system. Doors off to:-

BEDROOM ONE 14' 0" x 10' 8" (4.26m x 3.25m)

Double glazed window. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle housing mains shower with tiled surround, low level WC and pedestal wash hand basin. Extractor fan.

BEDROOM TWO 13' 0" x 9' 7" (3.96m x 2.92m)

Double glazed window. Radiator. Loft hatch.

BATHROOM

A generous sized room with obscured double glazed window, pedestal wash hand basin with tiled splashback, low level WC and bath with tiled wall. Heated towel rail.

REAR GARDEN

The rear garden is surrounded by fencing and a gate and is accessed from the kitchen, utility or via the side pedestrian gate. Immediately to the rear of the property is a generous patio with a hot tub (available by separate negotiation) and a weather shelter cover. A fence panel could be removed to reinstate the parking space, if required (the property has a vehicular right of way access across the neighbouring property). Outside storage shed.

SERVICES

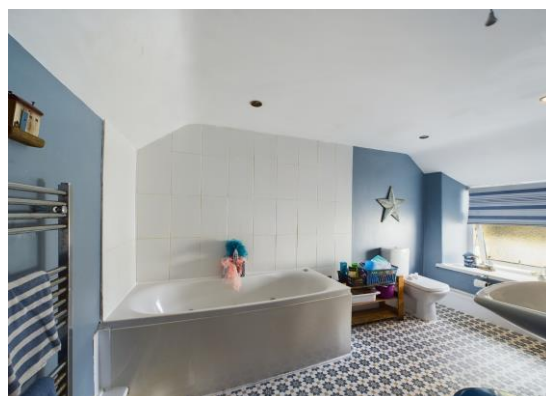
Mains water and electric. mains drainage, LPG gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Leaving Ponsanooth on the A393 towards Redruth at the crossroads above Stithians proceed towards the village along Foundry Road which continue into East Road. Turn right into New Road and the property can be found immediately on the left hand side. If using What3words. craftsman.earlobes.fear

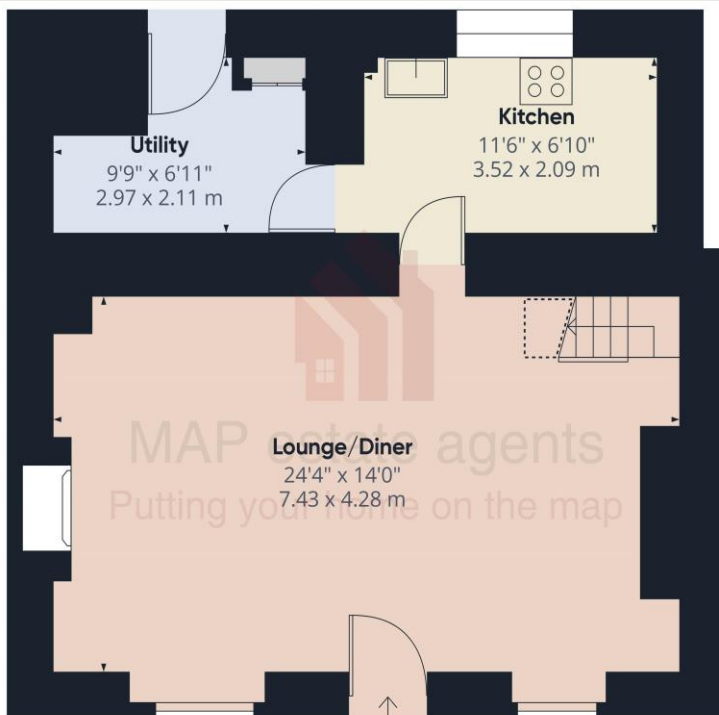


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	52
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Central village location
- Double fronted terraced cottage
- 24' Lounge/diner
- Kitchen with separate utility
- Two double bedrooms
- Principal bedroom with en-suite shower room
- Large bathroom
- Enclosed rear garden and covered over patio
- Hot Tub (available by separate negotiation)
- Parking that can be reinstated at rear



Approximate total area⁽¹⁾
491.19 ft²
45.63 m²

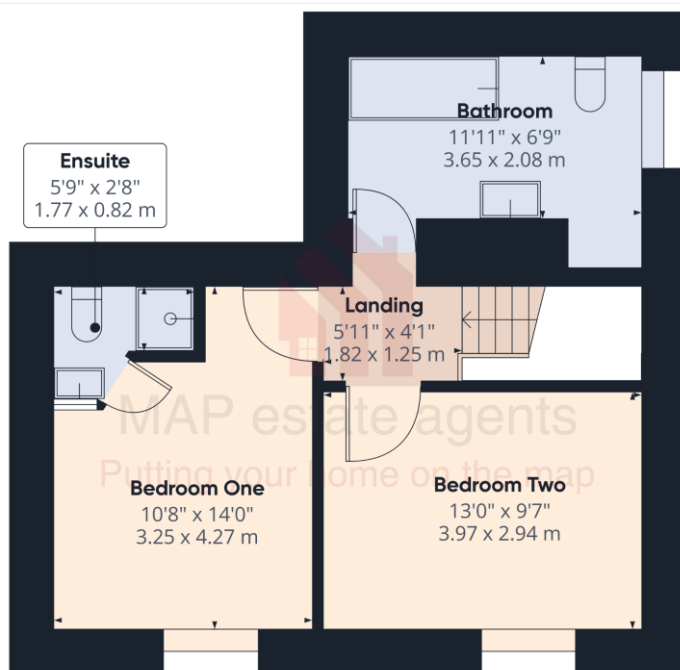
Reduced headroom
8.39 ft¹
0.78 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
404.54 ft²
37.58 m²

(1) Excluding balconies and terraces

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