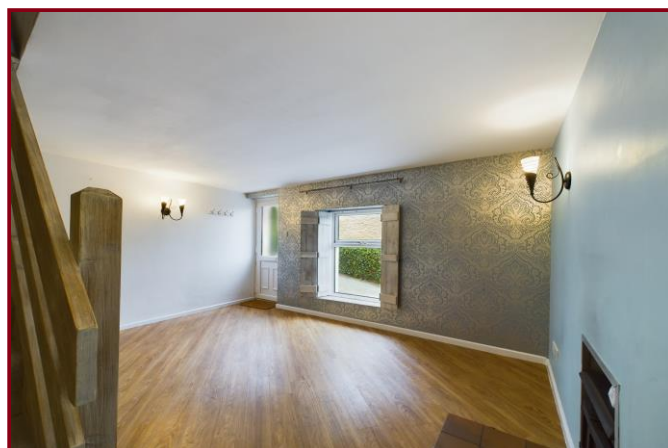




MAP estate agents
Putting your home on the map

**Ponsanooth,
Truro**

**£265,000
Freehold**





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Property Introduction

Located in the popular village of Ponsanooth, this well presented two bedroom character cottage has a really lovely hidden gem of a garden offering privacy and peace with a elevated countryside views.

The cottage has a lounge, kitchen, rear porch/utility space and there are two bedrooms and a bathroom on the first floor.

The property has been updated over the years, this includes an upgrade to insulation and modern electric high heat retention heaters. The cottage is positioned up a private lane and benefits from a garage and parking.

Location

Ponsanooth is a delightful village, located equidistant between Redruth and Falmouth, making it an ideal location for commuting. The village has a popular Primary and pre-school, a well stocked village shop with Post Office and the popular 'Stag Hunt Inn'. There is a village hall which hosts many events within this thriving community.

The River Kennel runs through the village which, in days of old, powered a gunpowder mill which is now a leafy nature reserve where woodland walks can be enjoyed. One will be spoiled for choice with shopping in all directions with the city of Truro, the bustling harbour town of Falmouth or Redruth within easy reach.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:

LOUNGE/DINER 14' 0" x 11' 10" (4.26m x 3.60m) maximum measurements

Double glazed window with shutters and window seat below. Inset wood burner and tiled hearth. Modern 'Quantum Dimplex' night storage heater. Laminate flooring. Stairs to first floor. Door to:-

KITCHEN 12' 8" x 7' 0" (3.86m x 2.13m)

Range of wall and floor mounted high gloss units with worktop over with tiled upstands incorporating a sink and drainer. Wine rack. Space for fridge/freezer, space for washing machine, integrated oven and hob with stainless steel splashback and extractor above. Double glazed window. Modern 'Quantum Dimplex' night storage heater. Double glazed door to:-

REAR PORCH/UTILITY 5' 8" x 4' 0" (1.73m x 1.22m) maximum measurements

Shelving, coat storage and glass brick window. Stable door opening to the rear.

FIRST FLOOR LANDING

Loft hatch. Doors off to:-

BEDROOM ONE 9' 0" x 8' 8" (2.74m x 2.64m)

Double glazed window. 'Dimplex' wall mounted electric heater. Wood flooring. Aerial socket. Overhead storage cupboards and built-in wardrobe.

BEDROOM TWO 12' 9" x 7' 0" (3.88m x 2.13m) maximum measurements

Double glazed window to rear elevation. 'Dimplex' wall mounted heater. Overhead storage and fitted cupboard with shelving and housing the immersion tank.

BATHROOM

Low level WC, wall hung sink with tiled splashback and mirror above, bath with tiled surround and electric shower over and shower screen. A light and bright room with a 'Velux' window. Tiled half walls. Corner shelving. Extractor fan. Heated towel rail. Linoleum flooring. Underbath storage. 'Dimplex' wall heater. Shaving socket.

OUTSIDE FRONT

A long driveway leads to the cottage and to the garage with a parking space in front and storage space to the side.

REAR GARDEN

A pedestrian gate leads up to the rear garden that offers a good degree of privacy with steps leading to the different levels that comprise of three decks with one at the top enjoying amazing elevated views over the countryside. There is a patio, a greenhouse, a range of mature shrubs and an apple tree.

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

Up and over door with lighting and electric with:-

WORKSHOP/STORAGE 7' 1" x 7' 0" (2.16m x 2.13m)

Cupboards fitted and worktop over.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE

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

DIRECTIONS

Proceeding down St Michaels road from Falmouth end, half way down you will see village hall on left, turn up lane just before. The property is the white cottage on the left, the garage being the first one straight ahead of you. If using What3 words:- hubble.shelters.chuckling

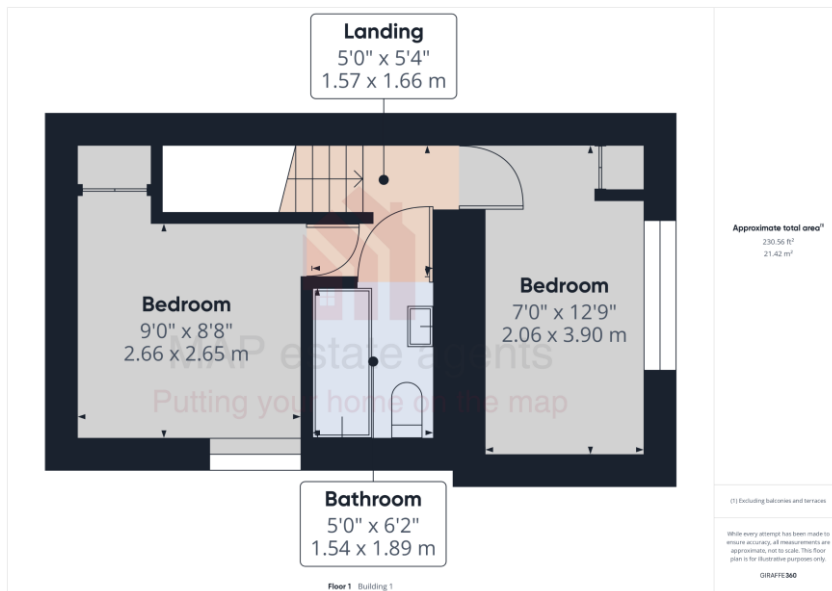
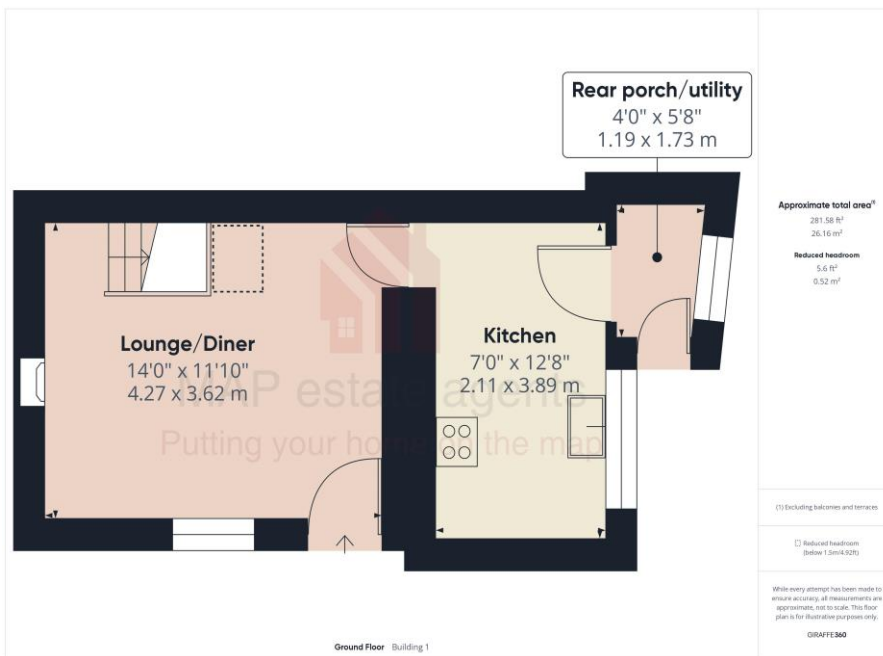


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Situated up a lane in popular village location
- Well presented character cottage
- Two bedrooms
- Lounge with wood burner
- 12' Kitchen
- Rear porch/utility storage space
- Modern bathroom
- Updated Quantum Dimplex heaters and Internally insulated
- Garage and off-street parking
- Beautiful garden offering privacy and elevated countryside views



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