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**East Road,
Stithians, Truro**

**£475,000
Freehold**





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Property Introduction

This sizeable and spacious cottage is located in the lovely village of Stithians which is central for easy access to Falmouth, Redruth, Helston and Truro.

The accommodation comprises of lounge with wood burner, kitchen/breakfast room, dining room and utility room.

The property has two staircases, one at each end of the property up to the first floor with five bedrooms and a delightful bathroom with a free standing bath. From the first floor some countryside views can be enjoyed

To the rear is a delightful enclosed garden, there is also a further front garden, a workshop and driveway parking for several cars.

Due to the configuration of the property it could be possible to create an annexe - please speak to agent on viewings.

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, doctor's 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

Slate tiles to floor, stairs rising to first floor and open to the:-

LOUNGE 18' 10" x 13' 8" (5.74m x 4.16m) maximum measurements

A light and bright room with beamed ceilings, double glazed window to front elevation and double glazed door to the rear elevation opening to the garden. Feature fireplace with inset wood burner set on a slate hearth with mantelpiece. Two 'Fischer' radiators. Understairs storage cupboard. Opening through to:-

INNER HALLWAY

Shelved cupboard with electrics and door to cloakroom and glazed door to:-

CLOAKROOM

Obscured double glazed window. Linoleum flooring, half height tongue and groove to walls. Low level WC with concealed cistern, wash hand basin and towel hook.

KITCHEN/BREAKFAST ROOM 19' 7" x 12' 0" (5.96m x 3.65m)

maximum measurements

A dual aspect room with two double glazed windows. A range of Shaker style cream cupboards with worktop over incorporating a one and a half bowl sink and drainer. Tiled surround and double glazed window over. Larder unit with inset fridge/freezer. Integrated 'Stoves' range cooker with extractor hood above. Banquette seating with a fixed table. 'Fischer' radiator and tiled flooring. Beamed ceiling. Opening off to:-

INNER HALLWAY

Underfloor heating. Doors off to:-

SHOWER ROOM

Obscured double glazed wooden window. Wall hung wash hand basin, WC and walk-in wet room style shower housing mains shower, heated towel rail. Mirrored cabinet. Tiled floor and walls. Extractor fan. Spot lighting.

UTILITY ROOM 8' 10" x 5' 5" (2.69m x 1.65m)

Coat and shoe storage cupboard. Range of wall and floor mounted 'Shaker' style cupboards with worktop over and matching upstands complementing the kitchen and incorporating a sink and drainer. Double glazed window. Plumbing for automatic washing machine and stable door opening to the rear garden.

DINING ROOM 12' 11" x 11' 9" (3.93m x 3.58m) maximum

measurements

Double glazed window. 'Fischer' radiator and second staircase up to:-

HALF LANDING

Double glazed window enjoying elevated views across fields.

FIRST FLOOR SPLIT LANDING

'Fischer' radiator. Doors off to:-

BEDROOM FIVE 12' 11" x 7' 5" (3.93m x 2.26m) maximum

measurements

Double glazed window and built-in wardrobe.

BEDROOM FOUR 13' 3" x 9' 6" (4.04m x 2.89m) plus recess

Double glazed window and radiator.

BEDROOM THREE 11' 9" x 11' 9" (3.58m x 3.58m) L-shaped,

maximum measurements

Double glazed window. Wall hung electric heater. Loft hatch and wardrobe. Second door through to second part of split landing with doors off to:-

BATHROOM

Free standing bath with claw feet, pedestal wash hand basin and low level WC. Airing cupboard housing the immersion tank. 'Velux' window. Half height tongue and groove to walls. Tiled floor. Old school style radiator with heated towel rail.

BEDROOM TWO 14' 3" x 7' 8" (4.34m x 2.34m)

Double glazed window to rear elevation.

BEDROOM ONE 11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window overlooking the garden. Built-in shelving and loft hatch.

REAR GARDEN

The garden is fully enclosed with Cornish hedging and fencing having a generous lawn with a patio and a range of shrubs. Compost area and greenhouse. A pedestrian gate leads round to the:-

OUTSIDE FRONT

To the front is a lawn with a Cornish stone lavender hedge. Outside tap. There access to driveway parking for several vehicles and over to the:-

STONE BUILT WORKSHOP 18' 8" x 14' 11" (5.69m x 4.54m)

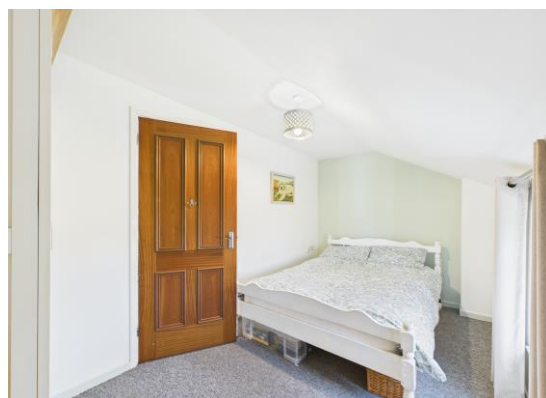
Situated at the front with a work bench, shelving, power and light.

SERVICES

Mains electric, mains water and mains drainage.

AGENT'S NOTE

Due to the configuration of the property it could be possible to create an annexe - please speak to agent on viewings. The Council Tax band for the property is band 'C'.

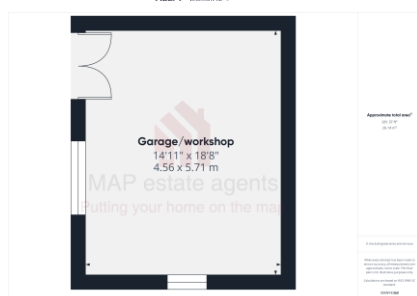


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
		82
	39	
England & Wales		
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Located in the lovely village of Stithians
- Sizeable semi-detached cottage
- Five bedrooms
- Lounge with wood burner
- Fitted kitchen/breakfast room
- Separate dining room
- Ground floor shower room, cloakroom and first floor bathroom
- Potential to create annexe
- Lovely enclosed rear garden
- Driveway parking and workshop/garage



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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