



Church Square, St Just

Guide Price £250,000



ANDREW EXELBY
ESTATE AGENTS

Church Square, St Just

Tucked away by the church in St Just, is Number 4 - a cheerful little home with oodles of character!

The living room offers plenty of charm, with exposed beams, wooden floorboards, and original-style timber windows at the front and rear. In the corner of the living room is the kitchen: created from reclaimed timber. The kitchen is fully formed with an inset sink/drainer and space for a fridge.

Upstairs is an open bedroom space with a custom timber bed with in-built storage. Above the bedroom is a mezzanine accessed via a ladder, with a velux window offering views of St Just church and the pretty valley beyond. The mezzanine is carpeted with limited head height.

The bathroom features a 'night-time bath' - complete with custom-made shutters allowing you to bathe in almost complete darkness.

Bored of the ordinary? Fancy living in a genuinely-unique cottage with impressive fixtures built from reclaimed materials? This may well be your dream home!





LIVING ROOM/KITCHEN

4.45m x 4.38m (14'7" x 14'4")

Open-plan living room/kitchen with exposed beams, wooden floorboards, some exposed granite, and timber windows. The living room has a Cornish range inset in the fireplace that would benefit from some repair or attention and inset shelves to the side. Below the window is a timber window seat with storage. Beautifully unique, bespoke corner kitchen units and worktops made from reclaimed timber with an inset sink and drainer. There are open shelves above and below the work surface all hand-made with reclaimed timber. Below the stairs is a dining/work space with a pendant light and a stain glass door to the rear garden

BEDROOM

4.38m x 2.4m (14'4" x 7'10")

Partially vaulted ceiling (four metres high) with mezzanine level above, exposed floorboards and timber window to front. Bespoke, hand-made bed with in-built storage underneath and around. Bed is constructed from reclaimed timber.



BATHROOM

2.82m x 1.84m (9'3" x 6'0")

Exposed floorboards and timber sash window to rear. Beautifully crafted 'night-time bath' with custom shutters created from reclaimed timber. Bath has hand-held shower attachment. Bespoke storage and shelving built from reclaimed timber. Low-level WC and wash basin

MEZZANINE LEVEL (CONVERTED ATTIC SPACE)

Accessed via a ladder, the mezzanine level is 1.67m high at its highest point. Ceiling slopes lower, making the space snug. Heritage-style Velux window giving fabulous views of the church and the valley beyond. Carpet.

OUTSIDE

Well stocked garden to the rear with two ponds, a very well established olive tree and variety of fruit bushes There is a bench seat built against the wall and a storage shed next to the back door to the cottage. It should also be noted that across from the front of the cottage is a separate storage shed with timber glazed door and window.



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