



- 2 DOUBLE BEDROOM COTTAGE
- DISTANT SEA VIEW AT REAR
- LARGE GARAGE WITH POWER
- WOODBURNING STOVE
- FRONT & REAR GARDENS
- ADDITIONAL OFF STREET PARKING
- UPVC DOUBLE GLAZING THROUGHOUT
- EPC - E

Description

Set back from the road and behind a south-facing front garden, is this cute two bedroom cottage that offers deceptively spacious accommodation as well as a large garage and parking.

The hallway offers space to be used as more than just an entrance, has a double glazed window to the rear, and some handy storage under the stairs. The sitting room to the front is irregular in shape, but has a woodburning stove, double glazing and wooden flooring.

To the rear downstairs is a galley-style kitchen with a window at the end looking toward the coast. The space has room for all the necessary appliances and offers access to a rear lobby that in turn leads to the rear garden or to the bathroom.

Upstairs are two double bedrooms, almost equal in size; both with carpet, panel heaters and uPVC double glazed windows looking out to the front garden.

At the rear is a garden, mainly laid to patio with shrub borders as well as a good-size garage with mains power. The garage opens on to a rear access lane, across which there is some land that has been used for some time by residents of Calartha Terrace for parking. There is a pull-in space in front of the garage where another car could be parked if need be.

Location

Pendeen is a fantastic village with a strong community spirit and much to offer residents. The area has a strong history linked to mining and is in the Cornish Mining World Heritage Site. The village offers a convenience shop, several pubs, a primary school, and various eateries within easy reach.

There is also the Centre of Pendeen; a brilliant resource that is well-used by locals for activities, markets, and festivities. Pendeen is a short walk to the rugged and wild West Cornwall coast.

Ground Floor

Entrance Hallway - 10' 5" x 5' 4" (3.2m x 1.65m) Hallway extends around to stairway. Spacious hallway area with uPVC double glazed window to rear. Understairs storage area housing hot water cylinder. Carpet. Electric panel heater.

Living Room - 10' 10" x 11' 3" (3.32m x 3.45m) Exposed beams. Woodburning stove sat upon slate hearth. uPVC double glazed window to front. Engineered wood flooring. Dimplex 'Quantum' night storage heater.



Kitchen - 13' 3" x 6' 7" (4.06m x 2.02m) Range of base and wall units topped with laminate worktops and stainless steel sink and drainer with tiled splashbacks. Space for range cooker (extractor over), fridge, freezer and washing machine below counter. uPVC double glazed window to rear. Vinyl floor. Electric panel heater.

Rear Lobby - uPVC double glazed door leads out to rear garden.

Bathroom - 6' 2" x 7' 4" (1.9m x 2.25m) Suite comprises bath with electric shower over, wash basin and low-level WC. Tiled surrounds. uPVC double glazed window (obscured). Vinyl floor. Electric heater.



First Floor

Bedroom 1 - 10' 9" x 8' 10" (3.3m x 2.7m) Double bedroom with uPVC double glazed window to front. Carpet. Electric panel heater.

Bedroom 2 - 10' 9" x 8' 6" (3.3m x 2.6m) Double bedroom with uPVC double glazed window to front. Carpet. Electric panel heater.



Exterior

Front Garden - Pretty front garden, mainly laid to lawn with some boundary hedging and a Cornish palm tree.

Rear Garden - Good size patio garden area with shrub borders, timber gate leading to rear access lane or door through to large garage.

Garage - 20' 2" x 12' 1" (6.15m x 3.7m) Large garage with up & over door, mains power. Four windows and a timber door leading to rear garden.

AGENTS NOTES - SERVICES - Mains electric, water and drainage.

COUNCIL TAX BAND - A

LOCAL AUTHORITY - Cornwall County Council

TENURE - Freehold

VIEWING - By appointment via Andrew Exelby Estate Agents - 01736 697414



OTHER: Across the access lane to the rear are two parking spaces which, although not detailed in the register title/plan for the property, has been used by the present and previous owners for a long degree of time.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		