



ANDREW
EXELBY
ESTATE AGENTS

Queen Street, St Just TR19

£325,000

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DESCRIPTION

At the end of a short terrace, with parking, a garage and good-size, suntrap patio garden is this cottage that has been painstakingly and extensively refurbished by the current owner. Please note, there are some finishes to be completed, and there is an option of flooring in the living room available to the purchaser.

Stripped back to its traditional shell, and then lovingly modernised and renovated, this two bedroom cottage is something of a stunner internally with insulated lime rendered walls, vaulted ceilings, exposed timbers and a glorious rear garden to be finished in beautiful sandstone paving.

The theme throughout this cottage is black and white; the crisp white of the lime render, accentuated with contemporary black finishes throughout, leading to an extraordinary end product that is likely to attract a lot of attention.

The garden at the rear has been designed as a social space off the kitchen via large French doors, and offers privacy and day-round sun. There is power to the garage at the very rear, and provision has been made to accommodate an outdoor TV and hot tub should the new owner wish to install those.

LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Roasting two fantastic butchers, four pubs, traditional grocers, and



- FULLY REFURBISHED TWO BEDROOM COTTAGE
- HIGH END FINISH THROUGHOUT
- OFF STREET PARKING PLUS GARAGE
- GOOD SIZE REAR PATIO GARDEN
- VAULTED CEILINGS TO FIRST FLOOR
- EXPOSED TIMBERS, GRANITE AND BEAMS
- OPTIONAL FINISH TO SOME AREAS
- EPC - TBC
- COUNCIL TAX BAND - B

