



Cape Cornwall Street, St Just TR19

£330,000



ANDREW
EXELBY
ESTATE AGENTS

Cape Cornwall Street, St Just TR19

Formerly two cottages, this very sensitively converted and lovingly maintained property now offers the most fantastic opportunity for a family needing a flexible and spacious home. With just cosmetic updating, you have a spacious three bedroom home with plentiful reception space, kitchen with pantry and a walk-through dressing room area. Options exist though to reconfigure the layout and create a fabulous four bedroom home.





DESCRIPTION

Formerly two cottages in a tucked away, town centre location, is this incredible opportunity to create a most fabulous and desirable family home with both character and space.

Across the front garden, and you enter a long entrance porch that is uPVC double glazed with a tiled floor and two doors leading through to each of the former cottages that are now interconnected internally. Off the inner hallway, you can access the good-size sitting room, which in turn flows out to a sunny conservatory at the rear; connecting the garden with the house.

In the other direction from the inner hallway, and you are in the second reception; boasting an inset oil-fired Rayburn that powers the central heating throughout the property. This room has some in-built cupboards, as well as the second staircase leading to the first floor.

To the rear of this reception is another inner lobby area with access to the kitchen and a small room that would make a fantastic walk-in pantry. Through the kitchen, and you are back in the garden room/conservatory that enjoys windows running the full length to the garden.

To the first floor are three double bedrooms, a family bathroom and a walk-through wardrobe/dressing room that connects the two original landings.

The rear garden is enclosed, a good size and has lawned areas well-established beds and a storage shed/outhouse. The front garden is laid to lawn with hedging across the front.



INNER HALLWAY

2.18m x 0.87m (7'1" x 2'10")

Carpet. Stairs lead up and doors through to either reception room.

RECEPTION ROOM

4.65m x 3.64m (15'3" x 11'11")

Good-size sitting room/reception with exposed beams, and uPVC double glazed sash window to front. Understairs storage cupboard, plus alcoves around a chimney breast (covered) and further alcove to rear (pre-existing window). Carpet. Radiator. Door through to:

CONSERVATORY

1.82m x 6.28m (5'11" x 20'7")

Long conservatory/garden room with uPVC double glazed windows running the length of the room. uPVC double glazed door gives access to rear garden. Plumbing and drainage for laundry appliances. Polycarbonate roof. Tiled floor. Radiator. Door to:



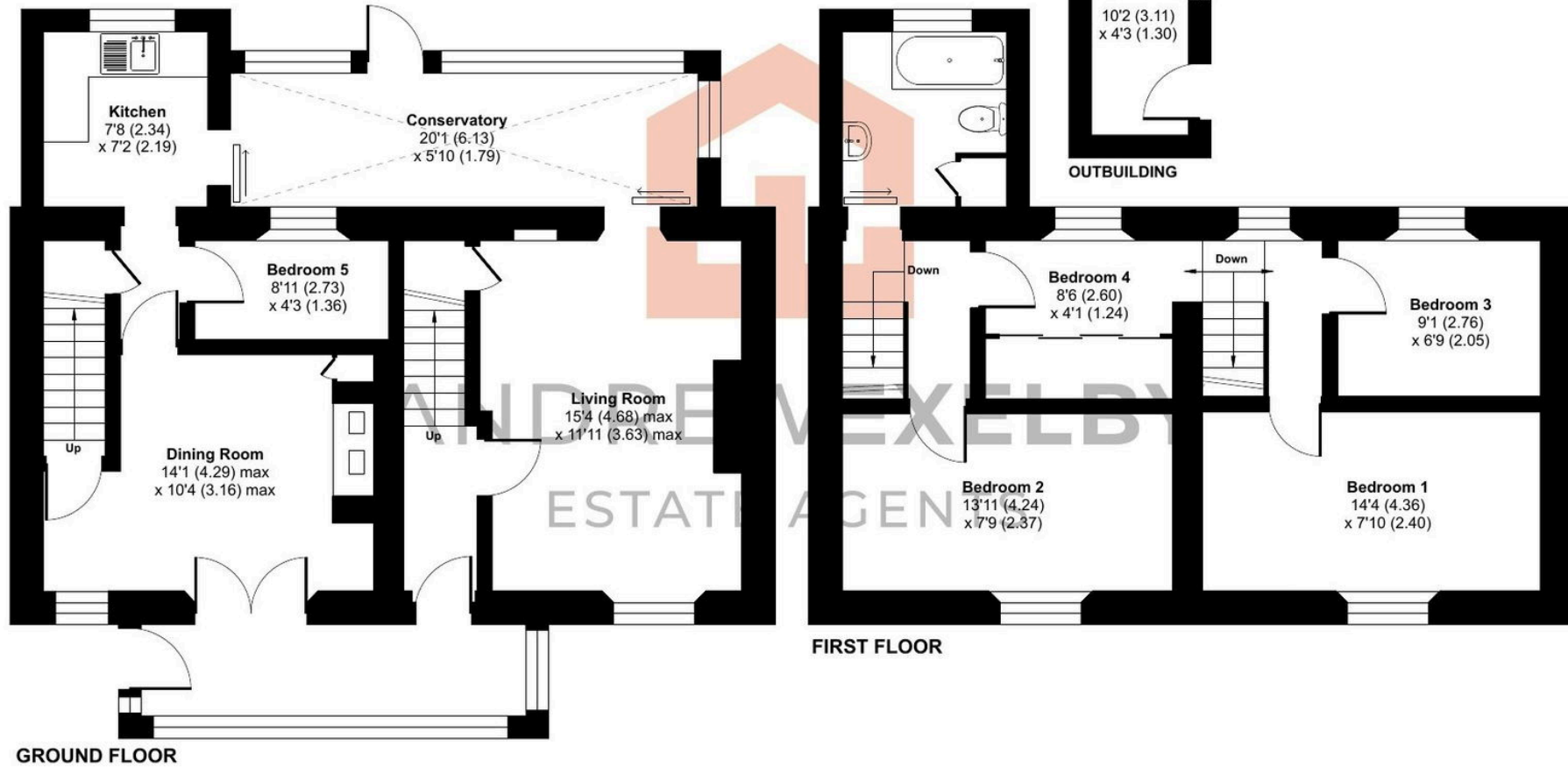
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Approximate Area = 1323 sq ft / 122.9 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Andrew Exelby Estate Agents. REF: 1282182



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