



Fore Street, St Just TR19

£290,000



ANDREW
EXELBY
ESTATE AGENTS

Fore Street, St Just TR19

Locally-known as "Gingerbread House", this cute and characterful double fronted cottage has a surprisingly sizeable garden and various reception rooms offering flexibility.





DESCRIPTION

Affectionately known locally as "The Gingerbread House" this pretty cottage sits centrally in the popular and busy town of St Just in West Cornwall - a short walk from local shops, galleries, pubs and cafes.

With three bedrooms, a wonderfully bright kitchen/dining room, roomy living spaces and a surprisingly large and private garden at the rear, this endearing cottage is a characterful and unique home that has been well maintained and is presented in good order.

To the ground floor you have a reception room that stretches the width of the cottage with a decorative fireplace at one end and the recess of an inglenook at the other end that now provides a useful workspace. Through to the rear is a further reception room with an open fireplace that in turn opens out in to the modern kitchen with vaulted ceilings and Velux rooflights. The kitchen and appliances are all around two years old, and appliances are available by separate negotiation.



To the first floor are three bedrooms, a bathroom and a separate WC. All bedrooms feature the unique arched, dormer windows, and offer the character you would expect from a cottage of this age and design - a very 'chocolate box' cottage indeed.



RECEPTION ROOM

2.94m x 2.91m (9'7" x 9'6")

Reception room with timber sash window to front. Inglenook fireplace (capped chimney) used as a desk space. Tiled floor. Electric radiator.

RECEPTION ROOM

3.71m x 3.53m (12'2" x 11'6")

Adjoining the other reception room the main sitting room area has a decorative fireplace with tiled surround and hearth, and a timber sash window. Tiled floor. Electric radiator.

DINING ROOM

2.85m x 2.56m (9'4" x 8'4")

Dining room area opening in to the kitchen. Understairs storage cupboard. Open fireplace. Tiled floor.



KITCHEN

3.82m x 2.62m (12'6" x 8'7")

High, vaulted ceilings with two large Velux rooflights. Range of modern base and wall units with laminate worktops, solid composite sink and drainer with tiled splashbacks. Built-in NEFF double oven/grill with combination microwave as well as induction hob with a bluetooth enabled extractor over. Freestanding fridge/freezer, washing machine and dishwasher (appliances are negotiable). Tiled floor. Electric radiator. Please note, the kitchen and appliances are all approximately two years old.

LANDING

Loft access. Carpet. Two electric radiators.

BEDROOM

3.81m x 2.65m (12'6" x 8'8")

Double bedroom with arched, dormer window to front. Timber, sash window. Carpet.



BEDROOM

3m x 2.88m (9'10" x 9'5")

Double bedroom with arched, dormer window. Timber sash window. Carpet.

BEDROOM

2.32m x 2.15m (7'7" x 7'0")

Smaller double bedroom with arched, dormer window and timber sash window. Carpet.

BATHROOM

Suite comprises a bath with electric shower over and tiled surrounds. Wash basin. Heated towel rail. Airing cupboard. uPVC double glazed window to rear. Laminate floor.





WC

WC. uPVC double glazed window to rear.
Laminate floor.

GARDEN

Pathway leads to large rear garden with raised beds, graveled areas stocked with well established subtropical plants, palms and shrubs as well as a weeping copper birch. Area for wood store, water butt and compost bin.

WC

Outside WC with working WC.



STORAGE SHED

Good size storage shed with window.



AGENTS NOTES

Property Type & Construction: Granite, as built, no insulation (assumed), Cavity wall, as built, no insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** Electric radiators, and open fire | **Broadband:** ADSL & FTTC | **Mobile Coverage:** Networks likely available are Vodafone and O2 with limited signal for EE & Three | **Parking:** On Street (nearby)/None | **Restrictions/Covenants:** None | **Rights of Way/Easements:** Yes | **Flood Risk:** No | **Coastal Erosion Risk:** No | **Planning Permission:** No | **Accessibility/Adaptations:** None | **Coalfield/Mining Area:** Historic tin mining area | **AONB/Conservation Area/Listed:** AONB & Conservation area | **Local Authority:** Cornwall County Council | **Property orientation from front:** East | **Viewings -** By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL





ANDREW
EXELBY
ESTATE AGENTS