



Quiddles, Pendeen TR19

£495,000

Quiddles, Pendeen TR19

With much-improved accommodation, this sizeable family home with potential to create an annexe or commercial/studio space offers huge potential in terms of living space or revenue streams.





DESCRIPTION

This exceptional home offers a whole host of options in the heart of Pendeen, with five bedrooms, five reception rooms, gardens, parking and flexibility to create a self-contained annexe if desired; offering the ideal home with working spaces, potential revenue streams or a great multi-generational opportunity!

The main residence, formerly a restaurant, has been much improved by the current owner, with a newly-upgraded kitchen, new double glazed windows, a new external boiler, and a new fibreglass flat roof to the annexe part of the building.

The newly installed kitchen is bright, with an appealing and modern finish, and further benefits from a utility room for the laundry appliances. Leaving the kitchen in one direction leads you through a large living room with feature granite fireplace and large, folding double doors that lead through again to a dual aspect dining room. When opened up, these doors allow light to flow throughout these warm reception rooms, but equally give the option to close off a space as needed.

The kitchen also leads out in another direction to a further reception room (formerly a bar), which would make a fantastic workspace, snug or reading room - the hallway beyond has a cloakroom/WC and also leads back in to the dining room; giving an excellent 'flow' around the house.

To the first floor are four double bedrooms; each with a unique character and outlook, but all offering good space with three of them having sizeable built in storage cupboards.





DOWNSTAIRS WC/CLOAKROOM

Suite comprises of WC and wash basin. uPVC double glazed window. Tiled floor.

LIVING ROOM

4.74m x 4.13m (15'6" x 13'6")

Beamed ceiling, uPVC double glazed window and door overlooking garden, Inglenook fireplace with free standing wood burner. Carpet. Radiator. Triple bi-fold doors into:

DINING ROOM

5.52m x 3.66m (18'1" x 12'0")

Dual aspect room with three uPVC double glazed windows. Beamed ceiling, fitted bookshelves to one wall, stairs rising with storage below.

KITCHEN

4.19m x 4.07m (13'8" x 13'4")

Modern range of base and wall units with laminate worktops and tiled splashbacks. Ceramic sink and drainer. Built-in oven and gas hob with extractor hood over. Large uPVC double glazed window. Vinyl flooring. Heated towel rail.

UTILITY

1.84m x 1.1m (6'0" x 3'7")

Space and plumbing for laundry appliances with worktop. Vinyl floor.

RECEPTION/SITTING ROOM

4.95m x 3.69m (16'2" x 12'1") max

Beamed ceiling. Built-in storage cupboard. Fireplace (decorative). uPVC double glazed window. Carpet. Radiator.

LANDING

Carpet. Loft access. Steps down to lower landing.

BEDROOM

4.91m x 3.65m (16'1" x 11'11") max

Large, dual aspect double bedroom with built-in wardrobes. Two uPVC double glazed windows. Carpet. Radiator.

BEDROOM

4.09m x 3.67m (13'5" x 12'0")

Large, dual aspect double bedroom with built-in wardrobes. Two uPVC double glazed windows. Carpet. Radiator.





BEDROOM

3.82m x 3.18m (12'6" x 10'5")

Double bedroom with uPVC double glazed window. Carpet. Radiator.

BEDROOM

4.52m x 1.9m (14'9" x 6'2")

Double bedroom with built-in wardrobes and uPVC double glazed window. Carpet. Radiator.

BATHROOM

Suite comprises of bath with mixer tap and shower attachment over, separate shower enclosure, wash basin, WC and built-in storage cupboard. uPVC double glazed window. Heated towel rail.



SEPARATE WC

WC and wash basin.

INNER HALL TO POTENTIAL ANNEXE

Recessed shelved storage area and doorway leads through to further reception room that could be part of an annexe if desired.

SITTING ROOM

3.17m x 2.87m (10'4" x 9'4")

Fireplace. uPVC double glazed window. Carpet. Radiator.



KITCHEN/DINING ROOM

4.29m x 3.85m (14'0" x 12'7")

Base units with laminate worktop and stainless steel sink and drainer. uPVC double glazed window and door out to garden. Multi-fuel stove. Beamed ceiling. Slate floor.

BEDROOM

4.79m x 3.89m (15'8" x 12'9")

Large double bedroom (potential studio space) with large uPVC double glazed window. Recessed storage/hanging space. Carpet.

ENSUITE SHOWER ROOM

Suite comprises of shower enclosure with electric shower, wash basin and WC with tiled surround. uPVC double glazed window. Laminate floor. Heated towel rail.

OUTSIDE

The property is approached over a gravelled driveway with parking for several vehicles, closed by high level block & granite wall. Wood store and timber shed. Timber gate gives access to annexe garden with gravelled pathway and raised lawn, further gate leads to the main garden for the house, fully enclosed and laid to lawn with established flowers and shrub borders, wild life pond, patio and further seating area, gate to front of the property. High degree of privacy.

AGENTS NOTES

Property Type & Construction: Granite or whinstone, as built, no insulation (assumed) | **Electric:** Mains | **Water:** Mains | **Drainage:** Mains | **Heating:** External oil boiler with radiators. Multifuel stove and woodburner | **Broadband:** FTTC, ADSL | **Mobile Coverage:** Networks likely available are EE and Vodafone, with Three and O2 being limited | **Parking:** Off Street for several vehicles | **Restrictions/Covenants:** No | **Rights of Way/Easements:** Right of access to gate | **Flood Risk:** No | **Coastal Erosion Risk:** None | **Planning Permission:** None | **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:** South-east | **Viewings** - By appointment via Andrew Exelby Estate Agents - 01736 697414

RENTAL POTENTIAL:

To discuss the long-term, residential rental





ANDREW
EXELBY
ESTATE AGENTS