



Hessle Villa, Herniss, Penryn, TR10 9DU

Guide Price £395,000

Located within the hamlet of Herniss, on the road between Falmouth and Helston, is this spacious and well presented 4 bedroom family home. Having been substantially extended by the current owners with the accommodation extending to over 1400 sq ft, now comprising on the ground floor: porch, hallway, 16' living room with multi-fuel stove, large kitchen/breakfast room, utility room, ground floor WC and a versatile sitting room which gives access to the garden. On the first floor are 4 good size bedrooms (principal en-suite) and a family bathroom. To the front of the property is a driveway, providing parking for at least 4 cars and leading to a detached garage. The lawned rear garden is level and fully enclosed, with a barbecue area, summerhouse and garden shed. Being sold with no onward chain, a viewing is highly recommended to fully appreciate the space on offer.

Key Features

- Substantial 4 bedroom semi-detached family home
- Living room with wood-burning stove
- Driveway parking for at least 4 cars and detached garage
- No onward chain
- Extended and improved by the current owners
- Sitting room with access to the garden
- Level lawned rear garden
- EPC rating D



LOCATION

Herniss is located just a few minutes drive from Penryn with its many shops, restaurants, takeaways and supermarket. The harbour town of Falmouth and market town of Helston are approximately six miles away, with easy access to Truro just ten miles distant. The neighbouring village of Rame offers a village shop and post office with the Halfway House public house nearby.

THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

uPVC double glazed door to the:-

ENTRANCE PORCH

Double glazed windows to front and side aspects. Tiled flooring, multi-pane glazed door to the:-

HALLWAY

Continuation of tiled flooring. Cupboard housing consumer unit with electric meter. Stairs to first floor with under-stair storage cupboard. Doors to living room, kitchen/breakfast room and utility room.

LIVING ROOM

16'4" x 12'2" (5.00m x 3.73m)

Double glazed window to front aspect. Part-exposed stone walls, cast iron multi-fuel stove set on a tiled hearth with tiled surround and back boiler servicing first floor radiator. Solid oak flooring, beamed ceiling. Open to the:-

SITTING ROOM

13'1" x 11'6" (3.99m x 3.51m)

Double glazed French doors opening onto the rear garden. Wood-effect laminate flooring, recessed ceiling lights, door to the utility room.

KITCHEN/BREAKFAST ROOM

15'3" x 10'5" (4.65m x 3.20m)

A dual aspect room with double glazed windows to both front and rear aspects, with a range of eye and waist level units with solid wood worktop over. Larder cupboard, inset ceramic butler-style sink with swan neck mixer tap, electric range-style cooker with electric ceramic hob and double electric oven under. Space and plumbing for dishwasher, space for American-style fridge/freezer. Daikin aircon and heating unit serviced by the air source heat pump. Tiled flooring, recessed ceiling lights.

UTILITY ROOM

8'2" x 6'0" (2.49m x 1.83m)

Base unit with a marble-effect composite worktop, inset one and a half bowl sink/drain unit with mixer tap, space and plumbing for washing machine, space for condenser tumble dryer. Double glazed window to side aspect, recessed ceiling lights. Door to sitting room and door to the:-

GROUND FLOOR WC

Dual flush WC, vanity unit housing wash hand basin with mixer tap, obscure double glazed window to rear aspect. Recessed ceiling lights, extractor fan.

FIRST FLOOR

LANDING

A spacious landing with doors to all bedrooms and the family bathroom. Deep airing cupboard with shelving and housing electric immersion heater. Loft hatch to part-boarded loft.

BEDROOM ONE

14'0" x 12'4" (4.29m x 3.78m)

Large double glazed window to rear aspect overlooking the garden and fields beyond, recessed ceiling lights, loft hatch. Large eaves storage cupboard providing plenty of additional storage. Door to the:-

EN-SUITE SHOWER ROOM

Shower cubicle with glass sliding shower door, tiled surround and Triton electric shower. Dual flush WC, wash hand basin set in vanity unit with mixer tap and tiled splashback. Electric shaver point, recessed ceiling light, obscure double glazed window to rear aspect.

BEDROOM TWO

Double glazed window to front aspect. Additional area within the eaves, making an ideal dressing or study area. Ceiling light.

BEDROOM THREE

11'1" x 10'5" (3.38m x 3.18m)

A third double bedroom with double glazed window to front aspect. Ceiling light.

BEDROOM FOUR

8'3" x 7'4" (2.54m x 2.26m)

A good size single bedroom with double glazed window to front aspect. Central ceiling light, recess with hanging rail and shelving.

THE EXTERIOR

FRONT

Driveway providing parking for at least four cars and leading to a detached garage/workshop. A pedestrian gate gives access to the side of the property and to the rear garden, where there is a pedestrian door to the:-

GARAGE

15'7" x 18'0" (4.75m x 5.50m)

Maximum measurements provided. An L-shaped garage, block-built with concrete flooring, up-and-over door and side pedestrian door. There is current planning permission for the demolition of the existing garage to create a new one. Plans available upon request.

REAR GARDEN

Accessed via either the side gate or from the double glazed French doors from the sitting room, the level garden is laid mainly to lawn and enclosed with low level walls with raised flowerbeds. A barked seating area provides the ideal spot for a BBQ, with an outlook over surrounding fields behind. A timber garden shed provides storage, and there is a timber summerhouse with glazed double doors and a glazed side window. Covered wood store.

GENERAL INFORMATION

SERVICES

Mains water and electricity are connected to the property. Private drainage. Air source heat pump servicing one heater/air conditioner in the kitchen. Multi-fuel stove in the living room with back boiler servicing the first floor radiator.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

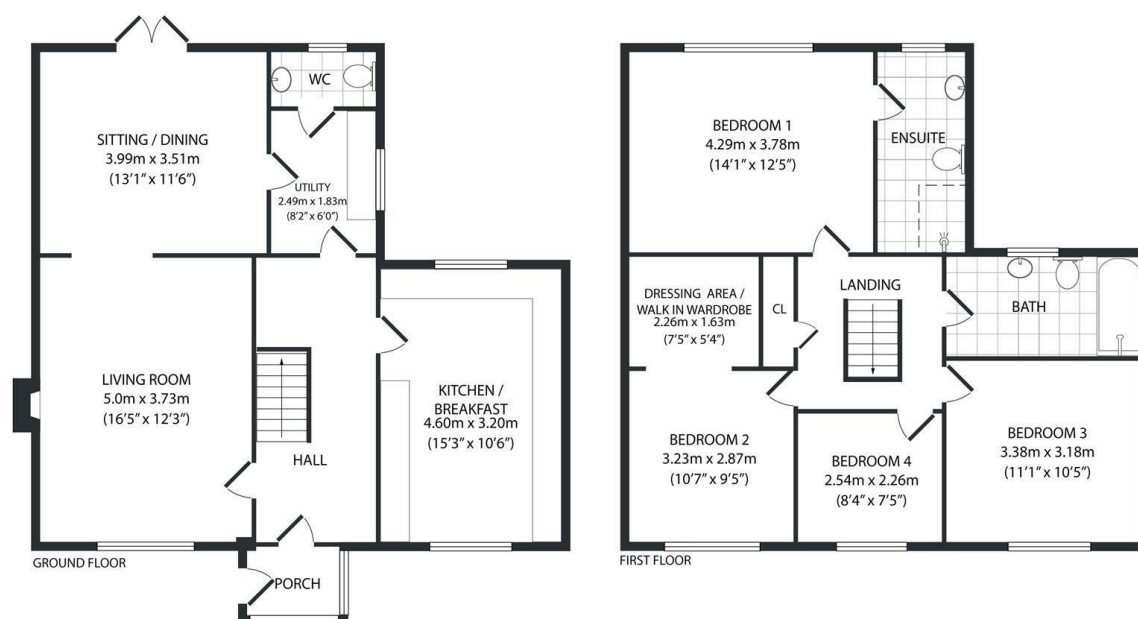
VIEWING

Strictly by appointment with the vendors' Sole Agent -
Laskowski & Company, 28 High Street, Falmouth, TR11
2AD. Telephone: 01326 318813.





Floor Plan



Total area : approx. 135.6 sq. meters (1459.6 sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.